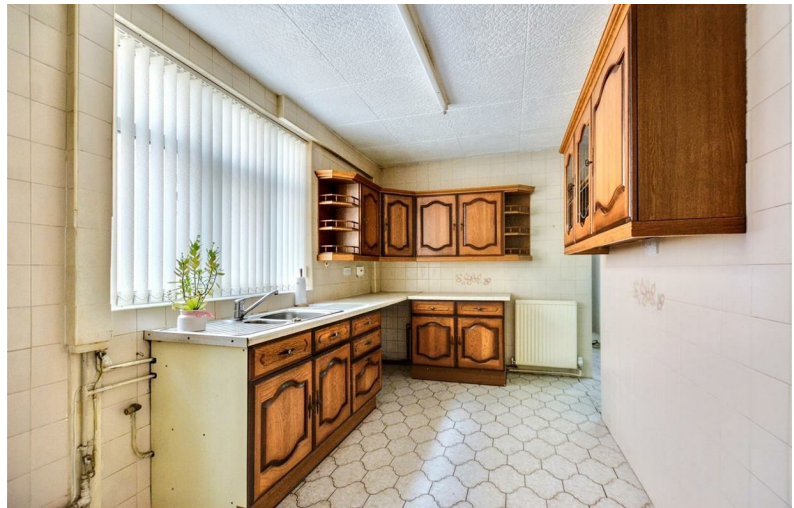


# Robert Ellis

*look no further...*



St. Leonards Drive,  
Wollaton, Nottingham  
NG8 2BB

**£375,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





An attractive and traditionally styled 1930's built, three-bedroom detached house.

Offering fabulous potential for the incoming purchaser to upgrade and remodel to their taste and requirements, this generous property has retained much of it's original character and charm.

In brief the internal accommodation comprises: porch, entrance hall, sitting room, dining room, garden room, rear hallway, WC, and kitchen, then rising to the first floor are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a drive with the garage beyond, and mature and well manicured gardens to both front and rear.

Available to the market with the benefit of chain free vacant possession, and being situated within a sought-after cul-de-sac in the heart of Wollaton, readily placed for the Hall and park, local shops, excellent transport links, schools and a wide variety of other facilities.





UPVC double glazed door with flanking window leads to the porch, second original wooden door with colour leaded glazing and flanking windows leads to hallway.

#### Hallway

Panelled walls, radiator, fitted cupboard, and stairs leading to the first floor landing.

#### Sitting Room

12'8" x 10'11" (3.87m x 3.35m )

UPVC double glazed bay-window and radiator.

#### Dining Room

13'11" x 10'11" (4.26m x 3.35m )

Radiator, and wall mounted gas fire with tiled surround.

#### Garden Room

12'2" x 10'2" (3.71m x 3.10m )

UPVC double glazed window, wall mounted gas fire, and radiator.

#### Rear Porch

6'0" x 6'0" (1.84m x 1.84m )

With doors to the exterior, wooden window and base units.

#### WC

Fitted with a WC, wall mounted wash-hand basin with tiled splashback, radiator, and wooden window.

#### Kitchen

14'5" x 7'10" (4.40m x 2.40m )

Fitted wall and base units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, plumbing for a washing machine, cooker point, UPVC double glazed window and door to the exterior, and useful under stairs cupboard/pantry with shelving, and UPVC double glazed window.

#### First Floor Landing

With original feature colour leaded window, and loft hatch.

#### Bedroom One

15'10" x 10'11" (4.85m x 3.33m )

UPVC double glazed window, radiator. and fitted wardrobe.

#### Bedroom Two

13'11" x 10'11" (4.26m x 3.34m )

UPVC double glazed window, and radiator.

#### Bedroom Three

8'3" x 8'0" (2.54m x 2.44m )

UPVC double glazed window, and radiator.

#### WC

Fitted with a low level WC, part tiled walls, UPVC double glazed window.

#### Bathroom

Pedestal wash-hand basin, bidet, bath with a Essentials shower over, part tiled walls, radiator, UPVC double glazed window, cupboard with shelving, and the Ideal boiler.

#### Outside

To the front the property has a hedged boundary and an established garden with mature shrubs. There is a drive providing ample car standing which runs along the side of the property, with an outside tap and the garage beyond.

To the rear the property has an enclosed private and mature garden, with a patio, a primarily lawned garden with mature stocked beds and borders, decking, and two timber sheds.

#### Garage

9'0" x 8'11" (2.76m x 2.74m )

Up and over door to the front, UPVC double glazed window, and pedestrian door to the side, light and power.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for work carried out.

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

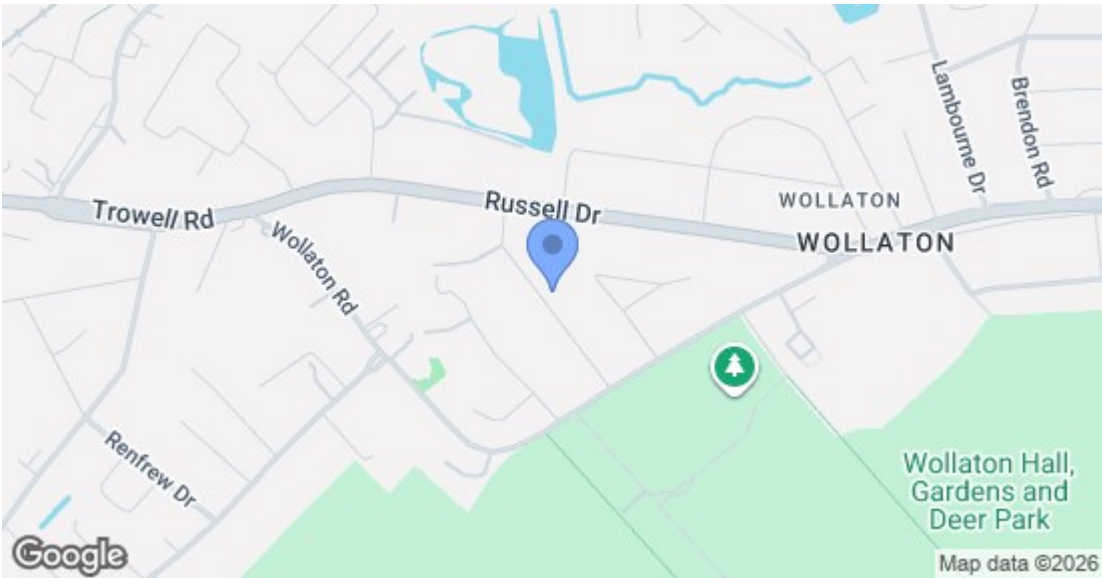
#### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	57	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.