Robert Ellis

look no further...

Leamington Drive,
Chilwell, Nottingham
NG9 5LJ

£400,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

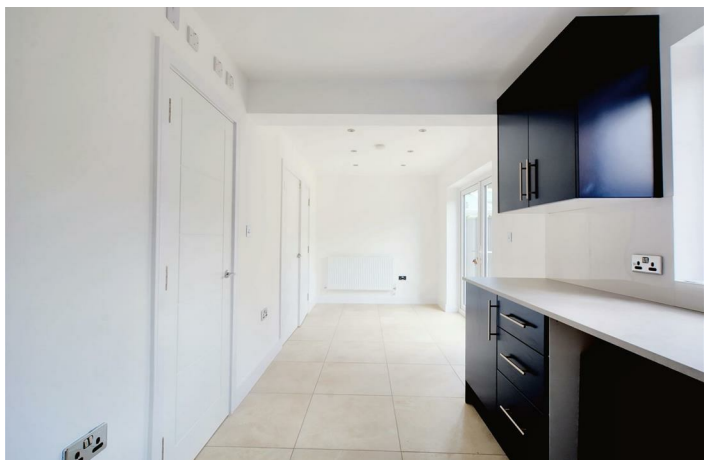
An immaculately presented and well-proportioned, three/four-bedroom detached house.

Situated in this sought-after and convenient residential location, within easy reach of variety of local shops and amenities including: schools, transport links, Beeston town centre, Chilwell retail park and Attenborough Nature Reserve, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief the internal accommodation comprises; entrance hall, lounge, open plan kitchen diner and sitting room/bedroom to the ground floor, with three good sized bedrooms and family bathroom to the first floor.

Outside to the front of the property you will find a lawned garden with a generous block paved driveway and gated side access leading to the private and enclosed well-maintained three tiered rear garden, which includes a patio with steps up to a lawned area and steps up to a second lawned area with decking - perfect for entertaining, a useful storage shed, raised and stocked beds and border and fence boundaries.

Having been upgraded and re-configured by the current vendor, this great property is offered to the market with the benefit of: a range of modern fixtures and fittings throughout, new boiler and re-wire and no upward chain.



Entrance Hall
A composite entrance door, tiled flooring, radiator, stairs to the first floor, spotlights to ceiling and doors to the sitting room, WC, kitchen diner and lounge.

Lounge
13'11" x 10'4" (4.26m x 3.15m)
UPVC double glazed bay window to the front, tiled flooring, spotlights to ceiling, radiator and French doors to the kitchen diner.

Kitchen Diner
21'11" x 7'4" (6.69m x 2.25m)
Fitted with a range of modern wall, base and drawer units, work surfaces, aluminium sink and drainer unit with mixer tap, integrated electric oven with induction hob and extractor fan over, space for a fridge freezer and dishwasher, spotlights to ceiling, radiator, tiled flooring, UPVC double glazed window and UPVC double glazed French doors to the rear leading to the rear garden.

Sitting Room/Bedroom
15'6" x 7'0" (4.73m x 2.14m)
A carpeted reception room with UPVC double glazed window to the front, spotlights to ceiling, a useful under stair storage cupboard.

WC
Fitted with a low flush WC, wash hand basin inset to vanity unit, tiled flooring and walls.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
12'2" x 10'8" (3.73m x 3.26m)
A carpeted double bedroom with UPVC double glazed window to the rear, spotlights to ceiling and radiator.

Bedroom Two
10'8" x 10'6" (3.27m x 3.22m)
A carpeted double bedroom with UPVC double glazed window to the front, spotlights to ceiling and radiator.

Bedroom Three
11'1" x 7'8" (3.38m x 2.35m)
A carpeted bedroom with UPVC double glazed window to the front, spotlights to ceiling and radiator.

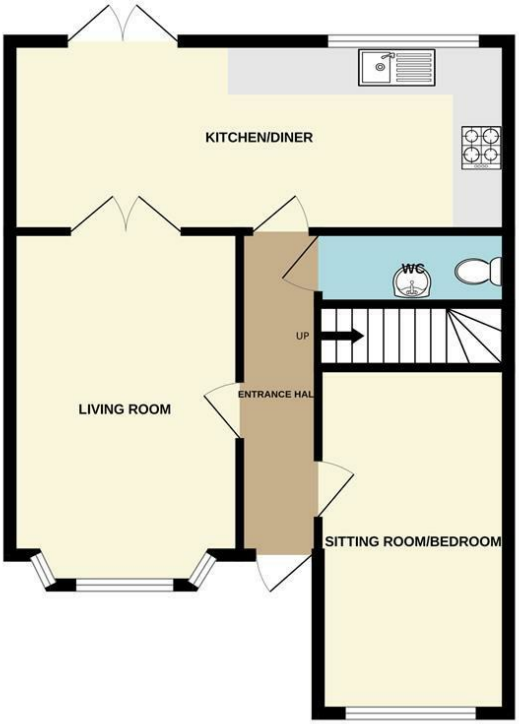
Bathroom
Incorporating a three piece suite comprising: panelled bath with shower over, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, heated towel rail, spotlights to ceiling and UPVC double glazed window to the side.

Outside
To the front of the property you will find a lawned garden with a generous block paved driveway and gated side access leading to the private and enclosed well-maintained three tiered rear garden, which includes a patio with steps up to a lawned area and steps up to a second lawned area with decking - perfect for entertaining, a useful storage shed, raised and stocked beds and border and fence boundaries.

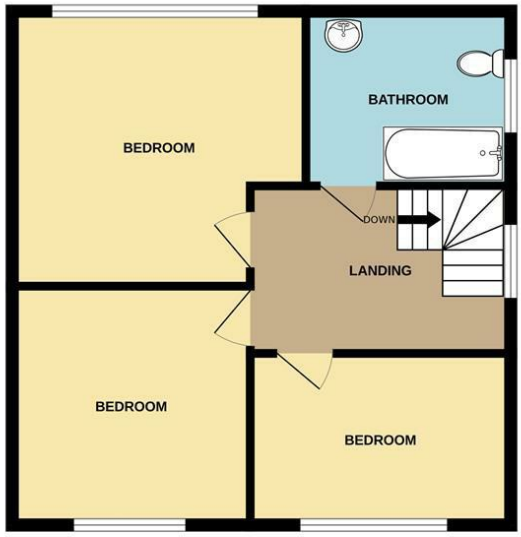
Material Information
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: Yes, building regulations for garage conversion
Accessibility/Adaptions: None
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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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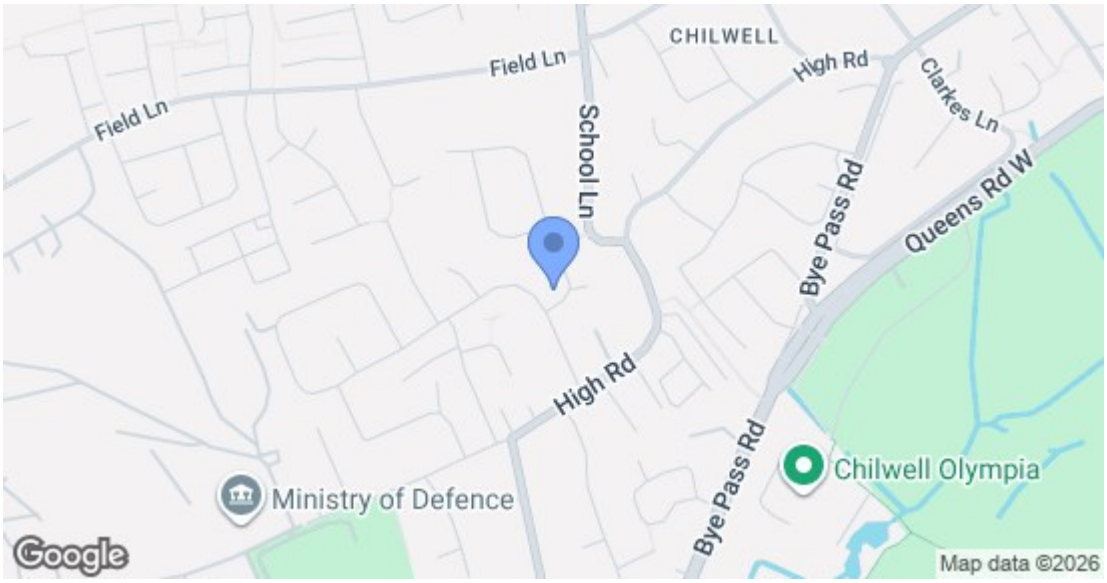

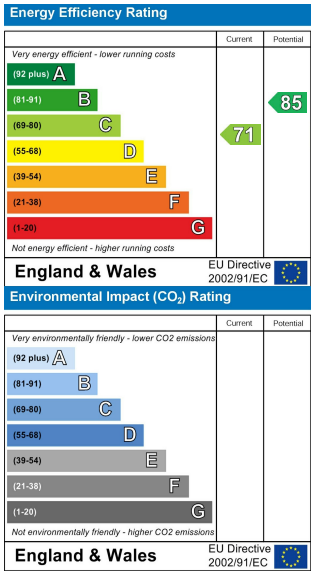

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12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888