



Leafe Close,  
Beeston, Nottingham  
NG9 6NR

**£250,000 Freehold**



A well-presented, two-bedroom semi-detached property with the benefit of a driveway for multiple cars and private, enclosed rear garden. Sitting on a spacious plot there is potential for future extension (subject to the relevant planning permission). This is an ideal purchase for a wide range of buyers including first time buyers, young families and investors looking to add to their portfolio.

Situated within close proximity to a variety of local amenities including schools, shops, public houses and many other facilities, just a short walk away from Beeston High Street. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston or Nottingham train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: Entrance Space, Living Room and Kitchen/Diner to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

To the front is a lawned garden with hedged boundaries and paved driveway for multiple cars. Gated side access to the rear garden, there is a low maintenance garden with astroturf lawn and decked bar and seating area and space for a shed.

With double glazing throughout and gas central heating, this property is well worthy of an early internal viewing.



## Entrance Space

UPVC double glazed door through to entrance space.

## Living Room

13'5" x 12'7" approx (4.11m x 3.86m approx)

Laminate flooring, radiator, electric fireplace and UPVC double glazed window to the front aspect.

## Kitchen

11'5" x 8'10" approx (3.48m x 2.71m approx)

A range of wall, base and drawer units with work surfaces over, inset sink with drainer and tiled splashbacks. Integrated appliances to include electric oven and gas hob. Space and fittings for freestanding appliances to include fridge/freezer, dishwasher and washing machine. Access to spacious pantry cupboard and wall mounted boiler. UPVC double glazed window and door to the rear garden.

## First Floor Landing

UPVC double glazed window to the side aspect.

## Bedroom 1

13'6" x 9'0" approx (4.12m x 2.76m approx)

Carpeted room, radiator and UPVC double glazed window to the front aspect.

## Bedroom 2

7'5" x 9'1" approx (2.27m x 2.77m approx)

Carpeted room, radiator, access to storage cupboard and UPVC double glazed window to the rear aspect.

## Bathroom

Three-piece suite to include bath with electric shower over and glass shower screen, wash hand basin and WC.

## Outside

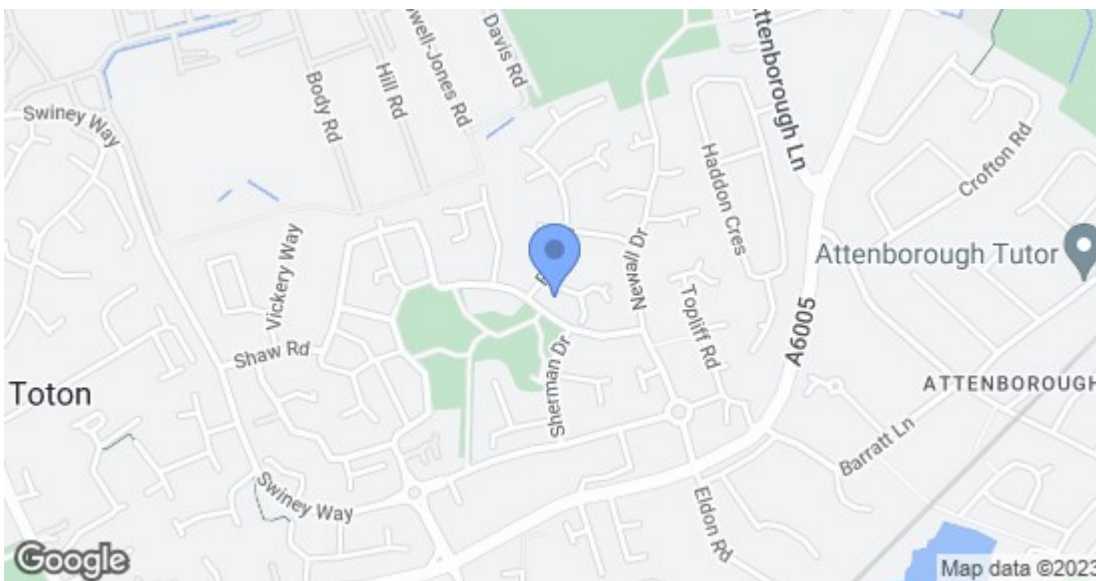
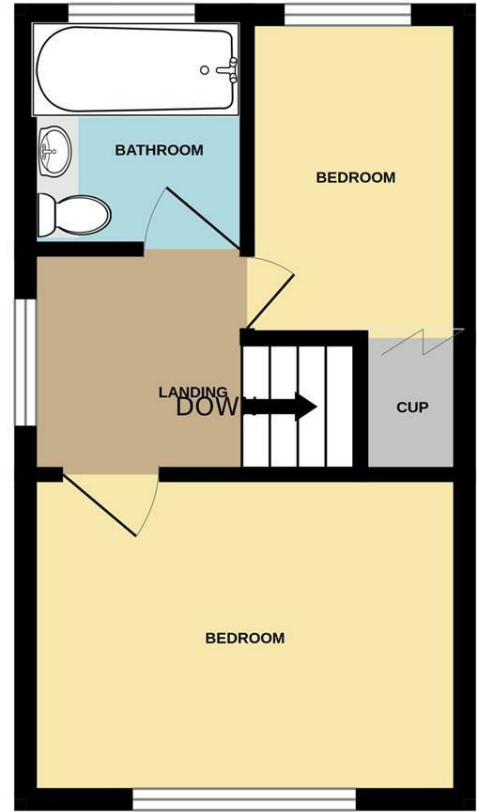
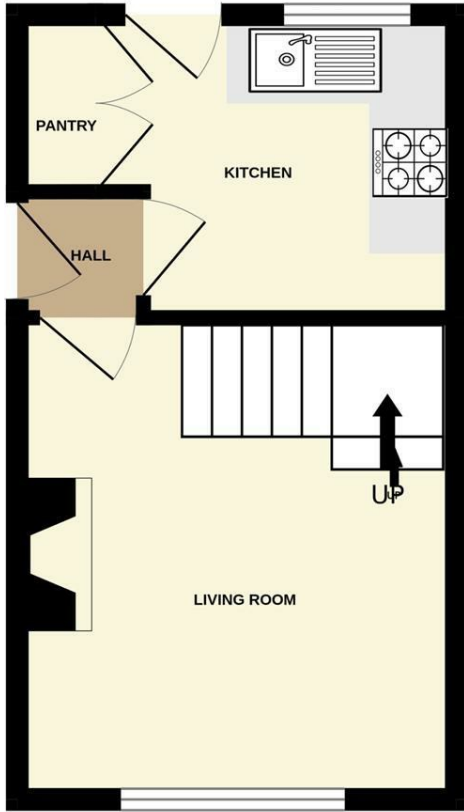
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## Council Tax

Broxtowe Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.