



Letchworth Crescent  
Chilwell, Nottingham NG9 5LL

**£299,950 Freehold**

An extended three double bedroom semi-detached house with an integral garage.



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Situated in this popular and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, Chilwell retail park, Beeston town centre and Attenborough nature reserve this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Porch, entrance hallway, kitchen, extended dining room, extended lounge and integral garage to the ground floor with three good sized double bedrooms, a bathroom and shower room to the first floor.

To the front of the property there is a driveway with car standing, a lawned garden with mature shrubs, hedged and fenced boundaries and side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a pond, mature trees and shrubs, greenhouse, stocked beds and borders and fenced boundaries.

Offered to the market with the benefit of no upward chain, solar powered water heating system that works in conjunction with the gas central heating and UPVC double glazing throughout, this great property is well worthy of an early internal viewing in order to be fully appreciated.



### Entrance Porch

With UPVC double glazed front door, UPVC double glazed window to the side and UPVC double glazed door to the entrance hall.

### Entrance Hallway

With stairs to the first floor, useful under stairs storage cupboard, radiator and doors to the garage, dining room and kitchen.

### Kitchen

11'7" x 6'4" (3.55 x 1.95)

With a range of wall, base and drawer units, worksurfaces, sink with drainer and mixer tap, integrated double electric oven, gas hob with tiled splashbacks, plumbing for a washing machine and dishwasher, space for a fridge freezer, breakfast bar, radiator and UPVC double glazed window to the front.

### Dining Room

19'7" reducing to 10'7" x 9'6" reducing to 6'9" (5.99 reducing to 3.25 x 2.91 reducing to 2.07)

An extended dining room with radiator, UPVC double glazed sliding patio doors to the rear and door to the lounge.

### Lounge

19'9" x 13'7" reducing to 10'9" (6.02 x 4.15 reducing to 3.29)

An extended lounge with a gas fire with marble hearth and surround and Adam style mantle, radiator, UPVC double glazed window to the side and UPVC double glazed sliding doors to the rear patio.

### First Floor Landing

With loft hatch and doors to the bathroom, shower room and three bedrooms.

### Bedroom One

16'4" x 9'9" (4.98 x 2.99)

An extended carpeted room with UPVC double glazed windows to the rear and side and radiator.

### Bedroom Two

16'3" x 10'5" (4.97 x 3.18)

An extended carpeted room with UPVC double glazed window to the rear, built in wardrobes and radiator.

### Bedroom Three

12'9" x 9'6" (3.91 x 2.91)

Carpeted room with built in wardrobes, UPVC double glazed window to the front and radiator.

### Shower Room

Incorporating a three piece suite comprising corner shower, wall mounted wash hand basin, WC, tiled flooring and walls, heated towel rail and UPVC double glazed window to the side.

### Bathroom

Incorporating a three piece suite comprising panelled bath with shower over, pedestal wash hand basin, WC, tiled flooring and walls, spotlights, heated towel rail, UPVC double glazed window to the front and airing cupboard housing the hot water cylinder.

### Garage

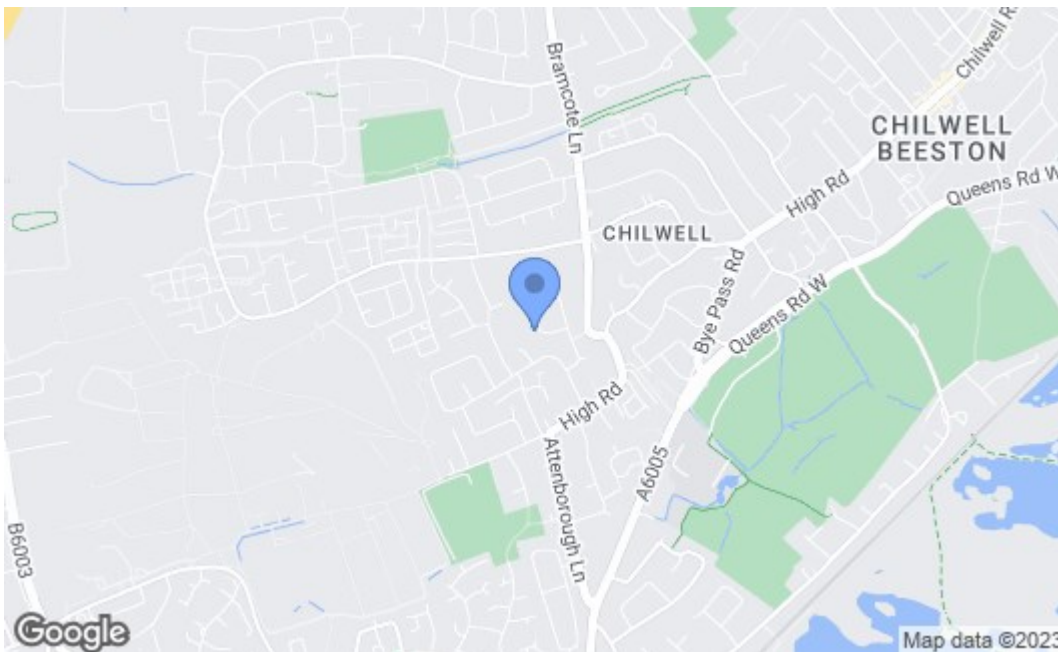
17'4" x 8'5" (5.30 x 2.59)

With an up and over door, power and electricity and door to the side.

### Outside

To the front of the property there is a driveway with car standing, a lawned garden with mature shrubs, hedged and fenced boundaries and side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a pond, mature trees and shrubs, greenhouse, stocked beds and borders and fenced boundaries.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.