



Leyton Crescent,
Beeston, Nottingham
NG9 IPR

£325,000 Freehold



A well presented and extended three bedroom semi-detached property

Situated in this sought after and convenient residential location, readily accessible for a variety of local shops and amenities including; Beeston Town Centre, schools, transport links and the University of Nottingham, this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals and families.

Having been extended to the rear the internal accommodation comprises: entrance hall, dining room, large living room, kitchen and conservatory to the ground floor. Then rising to the first floor are three well proportioned bedrooms and family bathroom, further stairs lead to an additional usable loft room/study.

To the front of the property is a shared driveway with ample off street parking leading to the garage and gated side access to the rear. Here is a private, enclosed garden that is primarily lawned with a pebbled seating area.

This well presented property with the benefit of UPVC double glazing and gas central heating is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed entrance door, laminate flooring, stairs leading to the first floor, radiator and storage cupboard housing the combination boiler.

Dining Room

12'8" x 12'0" (3.87m x 3.66m)

UPVC double glazed window to the front, laminate flooring and radiator.

Living Room

15'10" x 12'7" (4.84m x 3.86m)

Laminate flooring, radiator and UPVC double glazed French doors leading to the conservatory.

Conservatory

10'3" x 5'8" (3.13m x 1.74m)

UPVC and brick construction, laminate flooring and door leading to the rear garden.

Kitchen

15'3" x 10'9" (4.66m x 3.30m)

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, kitchen island with breakfast bar, integrated stainless steel double electric oven and integrated microwave, inset gas hob with extractor fan over, integrated fridge freezer and dishwasher, spot lights to ceiling and plinths, tiled flooring, two Velux windows and UPVC double glazed French doors to the rear garden.

First Floor Landing

UPVC double glazed window to the side and carpet flooring.

Bedroom One

13'1" x 9'9" (4.01m x 2.98m)

UPVC double glazed window to the rear, recently fitted carpet and radiator.

Bedroom Two

8'8" x 8'4" (2.66m x 2.55m)

UPVC double glazed window to the front, recently fitted carpet and radiator.

Bedroom Three

9'9" x 5'3" (2.98m x 1.62m)

UPVC double glazed window to the rear, recently fitted carpet and radiator.

Bathroom

Fitted with a three piece suite comprising; panelled bath with mains powered shower over and glass splash screen, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, wall mounted heated towel rail and and obscure UPVC double glazed window to the front.

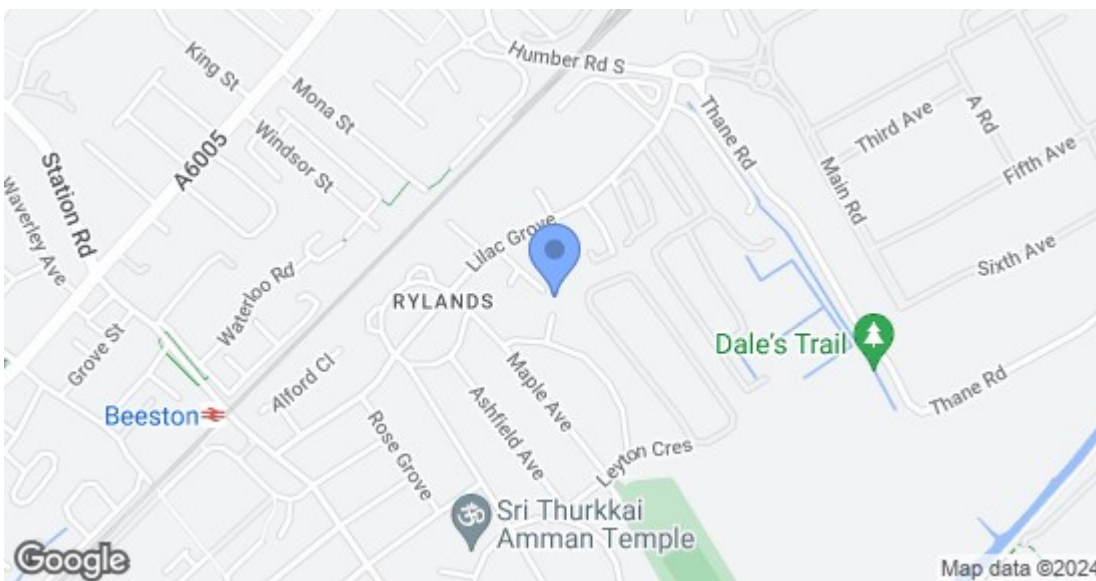
Outside

To the front of the property there is a shared driveway with the garage beyond. Gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a gravelled seating area, mature shrubs and trees.

Usable Loft Room/Study

Versatile room with window to the rear and fitted storage units in the eaves.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.