



Lansdown Close,  
Chilwell, Nottingham  
NG9 5FT

**£265,000 Freehold**



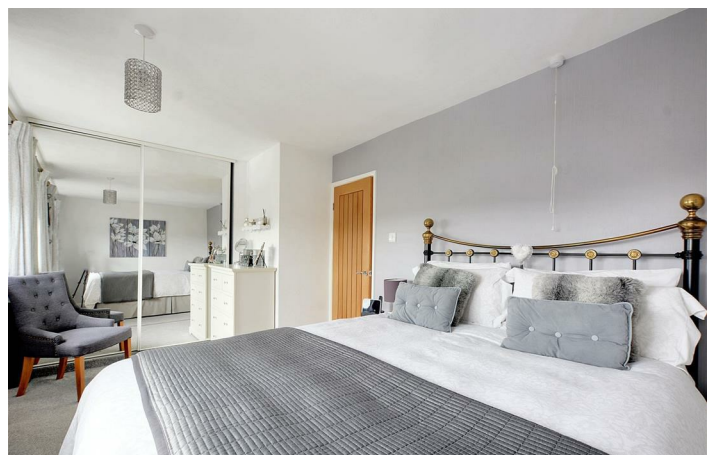
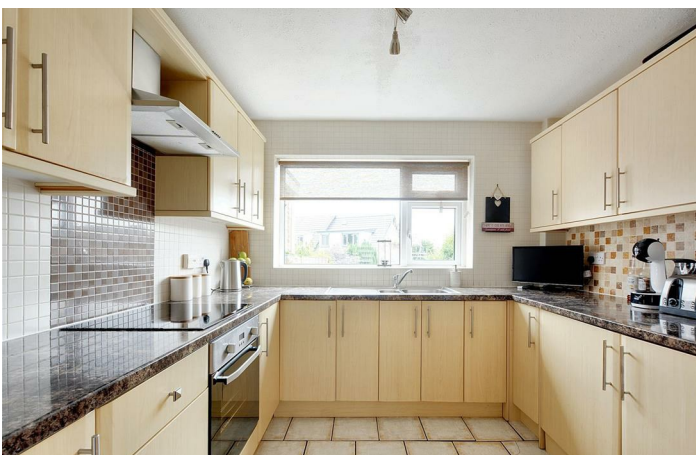
A three bedroom semi-detached with a garage.

Situated in this popular 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 the A52 and M1 for journeys further afield, 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; entrance hall, open plan lounge diner, kitchen, and WC to the ground floor, with three good sized bedrooms, bathroom and separate WC to the first floor.

Outside to the front of the property, you will find a lawned garden with gravelled border and to the rear you will find a concrete drive with car standing in front of the garage and gated access to the private and enclosed landscaped garden which includes a patio with artificial lawn beyond, stocked beds and borders and mature shrubs.

Enjoying a quiet and peaceful cul-de-sac location this great property is offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout and a versatile living space.



### Entrance Hall

With a composite entrance door, radiator, built in storage cupboard, stairs to the first floor, UPVC double glazed back door and doors to the WC, kitchen and lounge diner.

### Lounge Diner

18'0" x 11'6" (5.49m x 3.52m )

A carpeted reception room with two UPVC double glazed windows to the front, gas fire with limestone surround and radiator.

### Kitchen

9'5" x 9'0" (2.88m x 2.76m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset induction hob and air filter over, space for a fridge freezer, plumbing for washing machine and dishwasher, tiled flooring and splashback and UPVC double glazed window to the rear.

### WC

Fitted with a low level WC, wash hand basin inset to vanity unit, tiled flooring, radiator and UPVC double glazed window to the rear.

### First Floor Landing

With stairs rising from the ground floor, loft hatch, built in airing cupboard housing the hot water cylinder and doors to the WC, bathroom and three bedrooms.

### Bedroom One

17'11" x 9'1" (5.47m x 2.78m )

A carpeted double bedroom with two UPVC double glazed windows to the front, radiator and fitted mirrored wardrobes.

### Bedroom Two

9'5" x 8'6" (2.89m x 2.6m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

8'5" x 8'2" (2.57m x 2.5m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Comprising panelled bath with electric 'Triton' shower over, pedestal wash hand basin, tiled walls, wall mounted heated towel rail and UPVC double glazed window to the side.

### WC

Fitted with a low level WC, tiled walls and UPVC double glazed window to the side.

### Garage

17'0" x 8'0" (5.19m x 2.46m )

With an electric door to the front, UPVC double glazed window to the side and wall mounted boiler.

### Outside

To the front of the property, you will find a lawned garden with gravelled border and to the rear you will find a concrete drive with car standing in front of the garage and gated access to the private and enclosed landscaped garden which includes a patio with artificial lawn beyond, stocked beds and borders and mature shrubs.

### 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: 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.

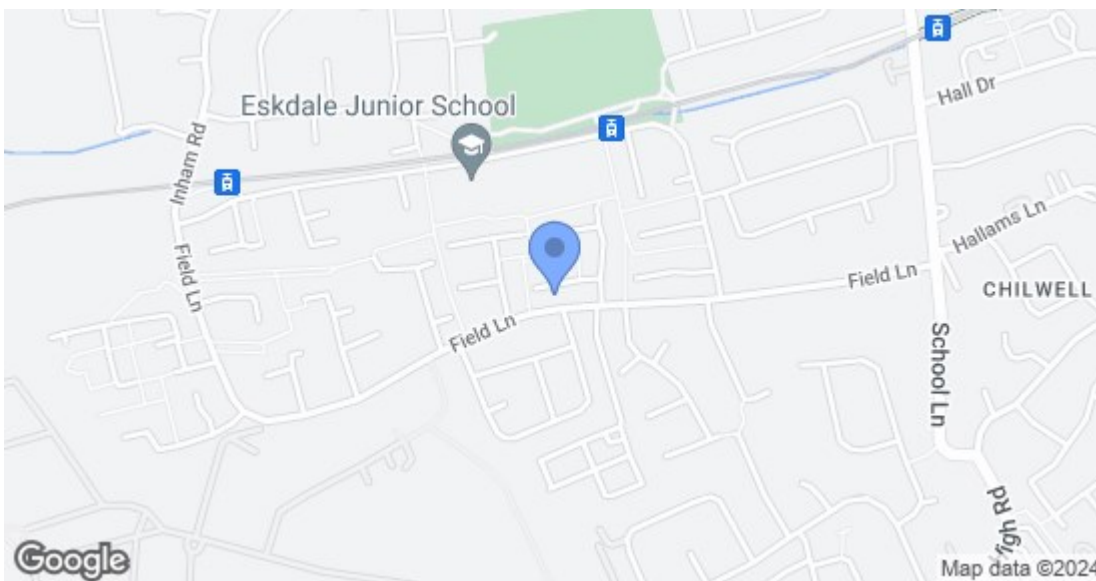
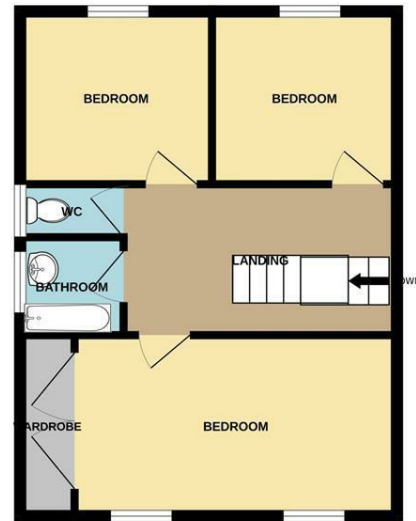




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

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