



Leyton Crescent,  
Beeston Rylands, Nottingham  
NG9 IPT

**£275,000 Freehold**



A SPACIOUS AND EXTENDED FOUR BEDROOM BAY FRONT SEMI DETACHED HOUSE OCCUPYING A GENEROUS CORNER PLOT.

Situated in this popular and convenient residential location within easy reach of a variety of local shops and amenities including Beeston Marina, Boots head office and Beeston train station, 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 of an entrance hall, open plan lounge/diner, an extended kitchen and conservatory to the ground floor with two good size double bedrooms, further single bedroom and family bathroom to the first floor and rising to the second floor you will find a fourth bedroom.

To the front of the property you will find a concrete driveway with car standing, a lawned garden with mature trees and shrubs and gated side access leading to the rear where you will find a private enclosed garden with a concrete patio, decking area, lawned area beyond, range of mature trees and shrubs, stocked borders, useful storage shed and fenced boundaries.

Having already been converted and extended and offered to the market with the benefit of gas central heating and double glazing throughout, however, still offering massive potential for an incoming purchaser to upgrade and reconfigure to their own personal needs and requirements, an internal viewing comes highly recommended in order to be appreciated.



### Entrance Hall

UPVC double glazed front door, laminate flooring, stairs to the first floor, understairs storage cupboard and doors to

### Lounge/Diner

25'1" x 10'2" approx (7.66m x 3.1m approx)

UPVC double glazed bay window to the front, two radiators, open gas fire with tiled surround and sliding doors to:

### Conservatory

10'7" x 7'10" approx (3.24m x 2.4m approx)

Tiled flooring, UPVC double glazed window and UPVC double glazed French doors to the rear garden.

### Kitchen

10'4" x 10'4" approx (3.15m x 3.15m approx)

With a range of wall and base units, work surfaces, 1½ bowl sink with drainer and mixer tap, electric oven with gas hob and extractor fan over, tiled flooring with splashbacks, plumbing for a washing machine and dishwasher, space for a fridge freezer, wall mounted combination boiler, radiator, UPVC double glazed window to the side and UPVC double glazed door to the rear.

### First Floor Landing

With UPVC double glazed window to the side, stairs to the second floor and doors to:

### Bedroom 1

10'5" x 10'2" approx (3.18m x 3.11m approx)

With UPVC double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 2

10'11" x 8'3" approx (3.35m x 2.52m approx)

With UPVC double glazed window to the front and radiator.

### Bedroom 4

UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a four piece suite comprising panelled bath, shower, pedestal wash hand basin, w.c., laminate flooring, tiled splashbacks, heated towel rail, spotlights and UPVC double glazed window to the rear.

### Second Floor Landing

UPVC double glazed window to the side, door to:

### Bedroom 3

15'6" reducing to 6'3" x 14'9" reducing to 9'4" ap (4.73m reducing to 1.91m x 4.52m reducing to 2.85m )

Two Velux windows, fitted wardrobes and radiator.

### Outside

To the front of the property you will find a concrete driveway with car standing, a lawned garden with mature trees and shrubs and gated side access leading to the rear where you will find a private enclosed garden with a concrete patio, decking area, lawned area beyond, range of mature trees and shrubs, stocked borders, useful storage shed and fenced boundaries.



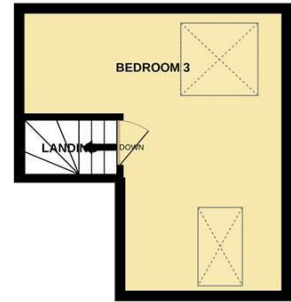
GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

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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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 81        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 53                      |           |
| (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.