

HoldenCopley

PREPARE TO BE MOVED

Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU

Guide Price £290,000 - £320,000

Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU



GUIDE PRICE £290,000 - £310,000

SPACIOUS FAMILY HOME...

This well-proportioned property offers generous living space across three levels, perfectly suited for growing families. Situated in a highly popular and convenient location, residents will benefit from an array of local amenities including independent shops, cafes, restaurants, excellent transport links including a direct link to both QMC and City makes it perfect for NUH employees via Medilink, and access to well-regarded schools. Upon entering, you are welcomed by a bright entrance hall that leads to two generous reception rooms, ideal for both everyday living and entertaining guests, alongside a modern, well-appointed kitchen. The first floor comprises two spacious double bedrooms, a stylish family bathroom, and an additional convenient shower room. The second floor offers a further two double bedrooms, providing flexible space for children, guests, or home working. The property also benefits from a useful cellar, offering ample storage space. Externally, the front of the home features a driveway offering off-road parking, while to the rear, there is a private enclosed garden with a lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom & Shower Room
- Cellar
- Driveway
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*1" x 2*8" (0.95 x 0.83)

The entrance hall has wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

Living Room

13*3" x 11*6" (4.05 x 3.52)

The living room has wood-effect flooring, a vertical radiator, a picture rail, a recessed chimney breast alcove with an exposed brick surround and a UPVC double-glazed bay window to the front elevation.

Dining Room

11*6" x 11*5" (3.53 x 3.48)

The dining room has wood-effect flooring, a vertical radiator, access to the cellar and a single UPVC door providing access to the rear garden.

Kitchen

12*2" x 7*2" (3.71 x 2.20)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, recessed spotlights, wood effect flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9*1" x 4*1" (2.79 x 1.26)

The landing has carpeted flooring, two radiators and access to the first floor accommodation.

Master Bedroom

11*6" x 11*4" (3.53 x 3.47)

The main bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Four

11*5" x 7*3" (3.48 x 2.22)

The fourth bedroom haas carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

7*2" x 5*10" (2.19 x 1.78)

Thr bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended bath and freestanding taps, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

7*2" x 2*7" (2.19 x 0.81)

The shower room has a low level dual flsuh W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and tiled flooring.

SECOND FLOOR

Landing

2*7" x 2*6" (0.79 x 0.77)

The landing has carpeted flooring and access to the second floor accommodation.

Bedroom Two

11*7" x 8*2" (3.54 x 2.50)

The second bedroom has carpeted flooring, a radiator, and a UPVC doubre-glazed window to the side elevation.

Bedroom Three

11*4" x 7*9" (3.47 x 2.38)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

BASEMENT

Cellar

13*6" x 11*6" (4.12 x 3.53)

The cellar has courtesy lighting and ample storage space.

Cellar

3*2" x 2*8" (0.98 x 0.83)

The cellar has courtesy lighting and ample storage space.

Cellar

11*7" x 6*5" (3.55 x 1.98)

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front is a block-paved driveway providing off-road parking and gated access to the rear garden.

Rear

To the rear is a south-facing rear garden with a paved patio area with steps leading down to a lawn, a range of shrubs and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating -Nottingham City Council- Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

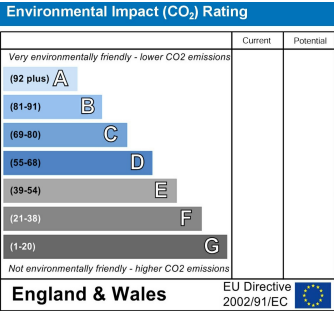
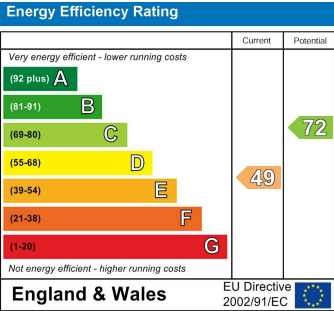
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & Some coverage of 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU



HoldenCopley
PREPARE TO BE MOVED

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.