

HoldenCopley

PREPARE TO BE MOVED

Leslie Road, Forest Fields, Nottinghamshire NG7 6PD

Guide Price £380,000 - £400,000

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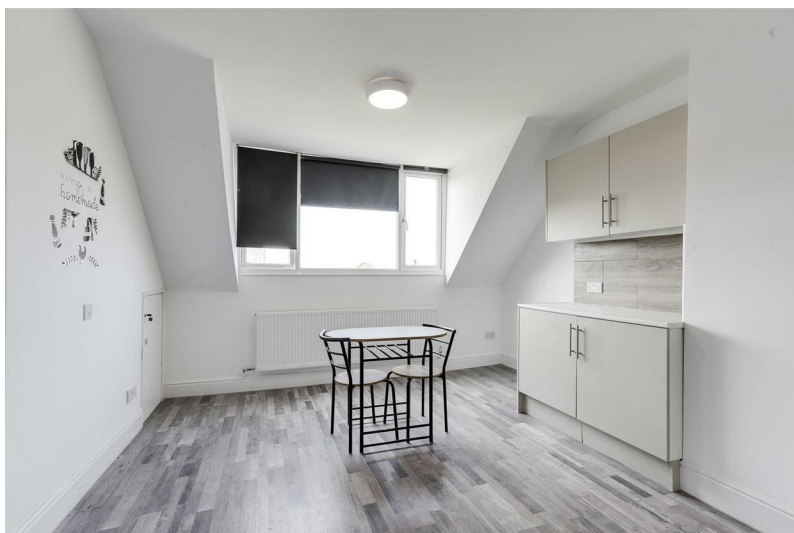


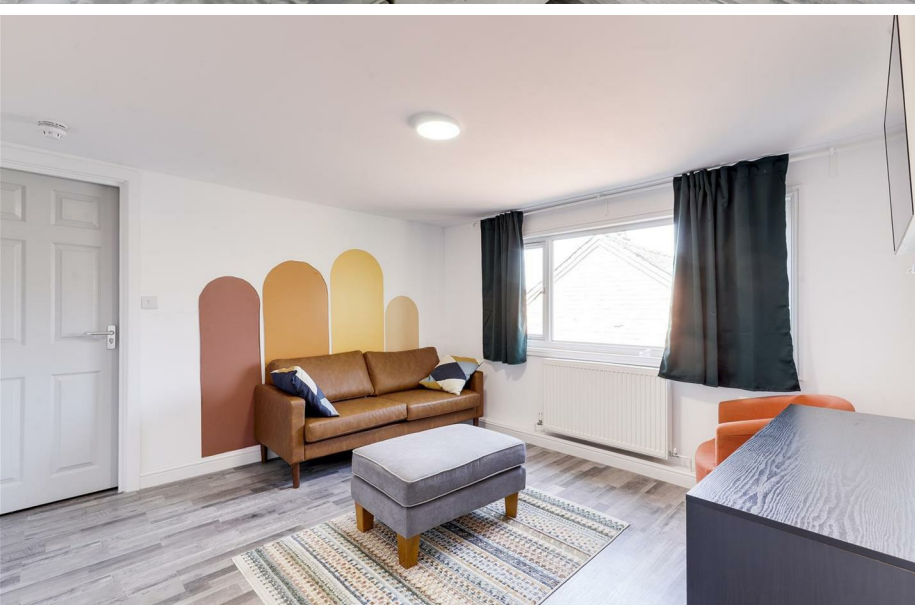
GUIDE PRICE £380,000 - £400,000

FIVE BEDROOM HOUSE SPREAD ACROSS THREE FLOORS...

This well-presented five-bedroom semi-detached house spans three floors and offers versatile and spacious accommodation throughout, making it the ideal purchase for a range of buyers – from investors to growing families. Situated in a well-connected location, the property benefits from being just a stone's throw away from a range of local shops, great schools, and fantastic transport links into the City Centre and beyond. To the ground floor, you are welcomed into a hallway with access down to a useful cellar, a versatile bay-fronted office, a modern open plan kitchen/diner perfect for entertaining, and a spacious lounge to the rear. The first floor offers three generously sized double bedrooms, two of which boast stylish en-suite shower rooms, along with a separate W/C. The second floor hosts a modern fitted second kitchen, two additional double bedrooms, and a contemporary shower room, offering scope for multi-generational living or rental potential. Outside, the property has on-street parking for permit holders to the front, while the rear features a private enclosed garden with a patio seating area, a neat lawn, and established trees—a perfect space for relaxing or entertaining.

MUST BE VIEWED





- Semi-Detached Three Storey House
- Five Double Bedrooms
- Two Modern Fitted Kitchens
- Two Reception Rooms
- Shower Room, Two En-Suites & Separate W/C
- Cellar
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Convenient Location
- No Upward Chain





BASEMENT

Cellar
15'3" x 4'0" (4.65 x 1.22)
The cellar has lighting and ample storage space.

Cellar
12'7" x 7'7" (3.86 x 2.33)
The cellar has lighting, a window and ample storage space.

Cellar
12'11" x 5'10" (3.95 x 1.79)
The cellar has lighting, a window and ample storage space.

GROUND FLOOR

Hallway
28'3" x 3'10" (8.62 x 1.18)
The hallway has wood-effect flooring, a radiator, access down to the cellar, coving and a single wooden door providing access into the accommodation.

Office
14'11" x 12'8" (4.56 x 3.88)
The office has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator and coving.

Dining Room
10'4" x 9'9" (3.16 x 2.99)
The dining room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, built-in cupboards, open access into the kitchen and a single composite door providing access out to the garden.

Kitchen
8'7" x 7'4" (2.62 x 2.26)
The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, a stainless steel sink with a drainer, wood-effect flooring, partially tiled walls and a UPVC double-glazed window to the side elevation.

Lounge
17'8" x 12'11" (5.41 x 3.94)
The lounge has double-glazed windows to the rear elevation, a stained-glass window to the side elevation, wood-effect flooring, a radiator, coving and a single door providing access out to the garden.

FIRST FLOOR

Landing
21'10" x 6'3" (6.67 x 1.92)
The landing has wood-effect flooring and provides access to the first floor accommodation.

Master Bedroom
14'0" x 12'11" (4.29 x 3.94)
The main bedroom has a UPVC double-glazed bay window to the rear elevation, wood-effect flooring, a radiator and access into the en-suite.

En-Suite
8'7" x 3'3" (2.62 x 1.00)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a heated towel rail and an extractor fan.

Bedroom Two
17'2" x 15'0" (5.24 x 4.58)
The second bedroom has a UPVC double-glazed bay window and a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving and access into the en-suite.

En-Suite
6'7" x 3'3" (2.03 x 1.00)
The en-suite has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls and an extractor fan.

Bedroom Three
11'10" x 10'4" (3.62 x 3.16)
The third bedroom has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring and a radiator.

W/C
8'7" x 5'9" (2.62 x 1.77)
This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, partially tiled walls, recessed spotlights and UPVC double-glazed obscure windows to the side elevation.

SECOND FLOOR

Landing
12'11" x 6'3" (3.95 x 1.93)
The landing has wood-effect flooring, a radiator, access into the loft, coving and provides access to the first floor accommodation.

Kitchen
14'7" x 11'6" (4.46 x 3.51)
The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, an integrated dishwasher, a stainless steel sink with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, partially tiled walls, built-in cupboards and a UPVC double-glazed window to the front elevation.

Bedroom Four
11'5" x 11'5" (3.49 x 3.48)
The fourth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator.

Bedroom Five
11'5" x 8'5" (3.50 x 2.59)
The fifth bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator.

Shower Room
7'6" x 4'4" (2.29 x 1.34)
The shower room has a low level flush W/C, a wall-mounted wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a heated towel rail and an extractor fan.

OUTSIDE

Front
To the front is on street parking for permit holders.

Rear
To the rear is a private garden with a patio, a lawn and mature trees.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions –
Other Material Issues –

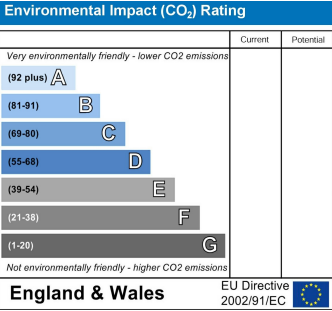
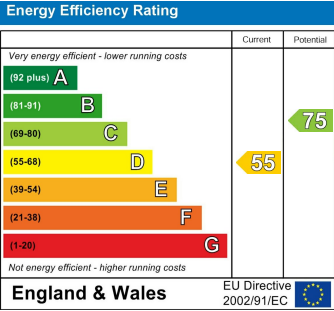
DISCLAIMER
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement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

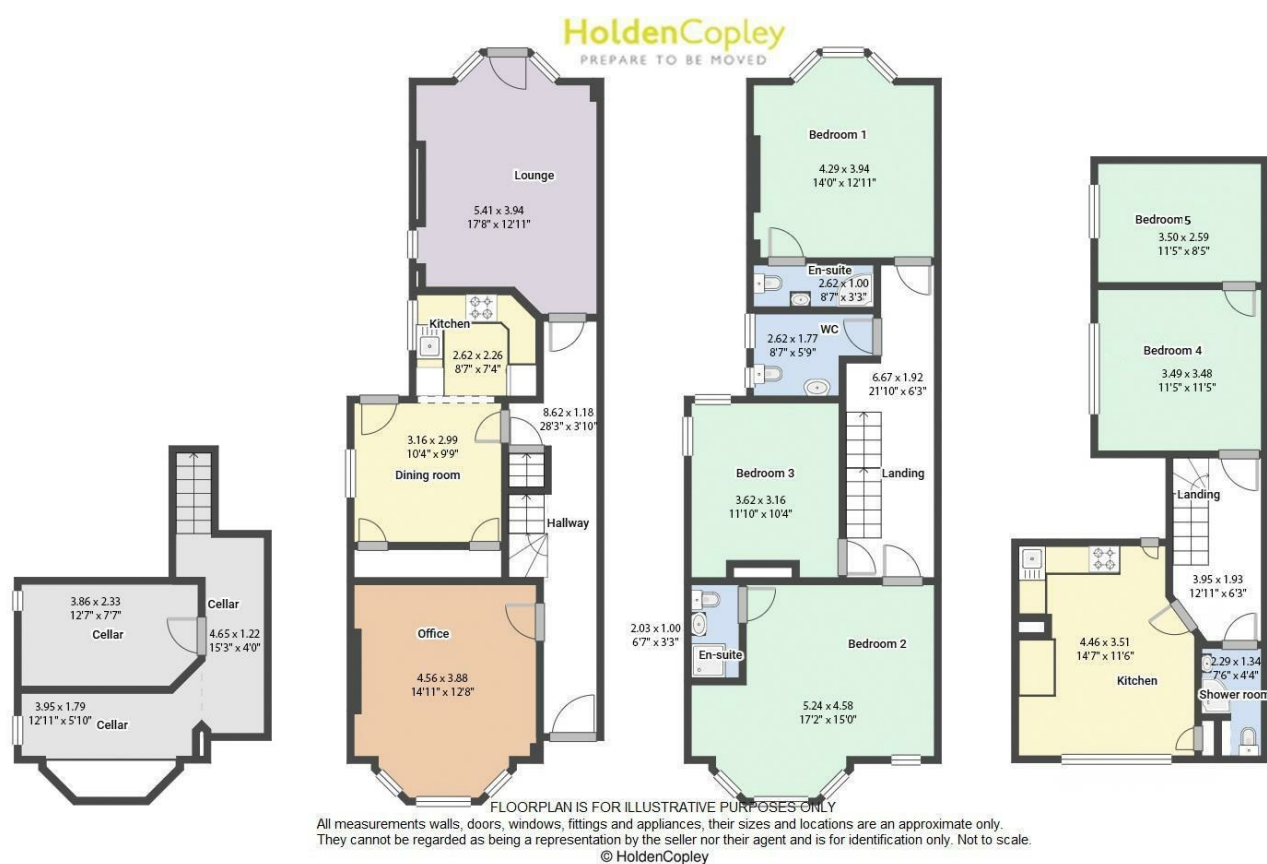
The vendor has advised the following:
Property Tenure is Freehold

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.





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