

# HoldenCopley

PREPARE TO BE MOVED

Leonard Avenue, Sherwood, Nottinghamshire NG5 2LU

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Guide Price £300,000



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GUIDE PRICE £300,000 - £325,000

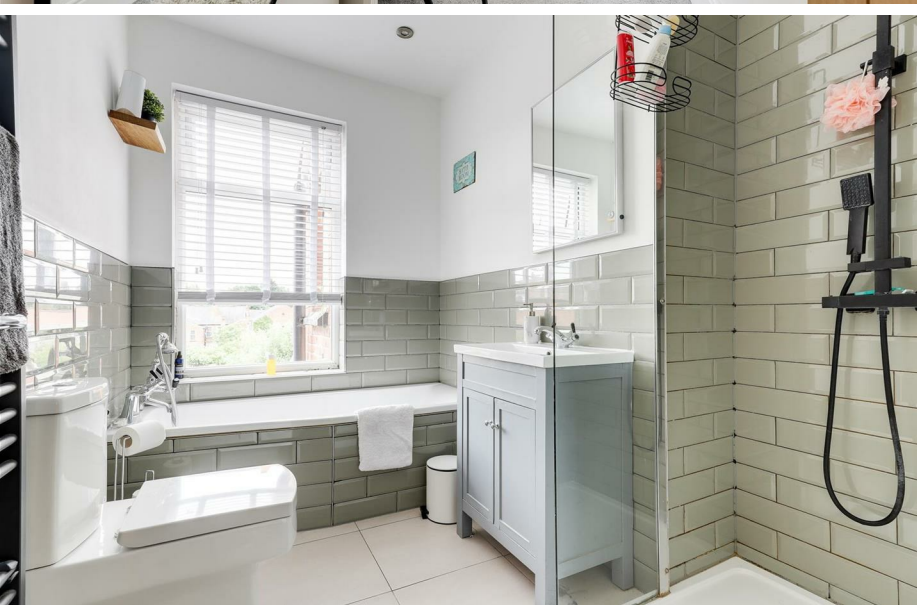
## SPACIOUS SEMI-DETACHED HOUSE...

This exceptionally well-presented four-bedroom semi-detached house has been meticulously renovated throughout, offering spacious accommodation spanning across three floors. Situated in a popular location just a stone's throw from the vibrant Sherwood High Street, residents will enjoy a variety of shops, eateries, excellent transport links, and access to good schools. The ground floor features an inviting entrance hall, a cosy living room, and a dining room that flows seamlessly into a modern kitchen, with access to a cellar divided into four useful sections. The first floor hosts two double bedrooms, both serviced by a contemporary four-piece bathroom suite. On the second floor, two additional double bedrooms provide ample space for a growing family. Outside, the front of the property boasts a driveway, while the rear offers a private garden with a raised patio area, a well-maintained lawn, and a shed, creating the perfect space for relaxation and outdoor activities. This home combines modern comforts with a prime location, making it ideal for family living.

MUST BE VIEWED







- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Large Cellar Split Into Four
- Four-Piece Bathroom Suite
- Well Maintained South-Facing Garden
- Driveway
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, and a single UPVC door providing access into the accommodation.

Living Room

11'1" x 13'4" (3.40 x 4.08)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, a TV point, and a recessed chimney breast alcove with a coal-effect fire, wooden beam and tiled hearth.

Dining Room

11'1" x 11'0" (3.39 x 3.36)

The dining room has two UPVC double-glazed windows to the side and rear elevation, wood-effect flooring, a radiator, carpeted stairs, access to the cellar, and open access into the kitchen.

Kitchen

6'5" x 15'3" (1.97 x 4.65)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops, an undermount sink and a half with a swan neck mixer tap, an integrated oven, a four-ring gas hob with an extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for an American fridge freezer, tiled splashback, tiled flooring, recessed spotlights, a half-vaulted ceiling, a Velux window, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

BASEMENT LEVEL

Cellar One

11'6" x 11'5" (3.51 x 3.50)

Cellar Two

6'0" x 6'11" (1.83 x 2.11)

Cellar Three

6'0" x 6'11" (1.84 x 2.13)

Cellar Four

11'7" x 11'5" (3.55 x 3.49)

FIRST FLOOR

Landing

5'4" x 11'2" (1.63 x 3.42)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Master Bedroom

11'0" x 13'7" (3.37 x 4.16)

The main bedroom has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

14'11" x 6'7" (4.57 x 2.01)

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

Bathroom

8'5" x 6'11" (2.59 x 2.12)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a tiled bath with a handheld shower head, a walk-in shower enclosure with a matte black rainfall shower and shower head, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Upper Landing

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

Bedroom Three

11'3" x 10'11" (3.44 x 3.35)

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

Bedroom Four

11'1" x 9'9" (3.39 x 2.98)

The fourth bedroom has a UPVC double-glazed window to the side elevation, a Velux window, carpeted flooring, eaves storage cupboard, a radiator, recessed spotlights, and a loft hatch.

OUTSIDE

Front

To the front of the property is a driveway with courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with paved patio, courtesy lighting, a lawn, a shed, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)  
Phone Signal – Mostly 3G / 4G / 5G available  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Area: low risk of surface water flooding / very low risk of flooding from rivers and the sea  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

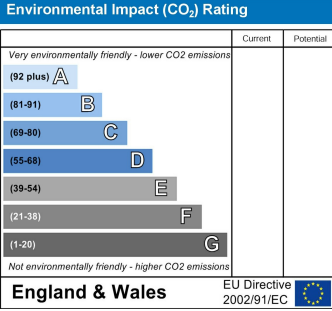
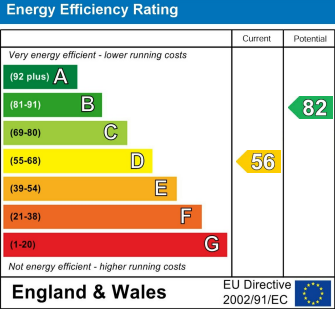
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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.

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