

HoldenCopley

PREPARE TO BE MOVED

Ladbrooke Crescent, Cinderhill, Nottinghamshire NG6 0GH

£270,000

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WELL-PRESENTED FAMILY HOME...

This well-presented three-bedroom semi-detached house offers a spacious and versatile family home, perfectly positioned close to a wide range of local amenities including shops, popular eateries, excellent transport links into Nottingham City Centre, and within catchment for highly regarded schools. The ground floor comprises an entrance hall leading to a bright and spacious living room with open access to the dining room, along with a versatile sitting room ideal for family use or home working. The generous kitchen features a breakfast bar and offers ample countertop and cupboard space, making it a practical and sociable hub of the home. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the property benefits from a driveway providing off-road parking, access to the garage, and a well-maintained lawned garden with established plants and shrubs that enhance the kerb appeal. To the rear is a private, low-maintenance garden with a large patio seating area, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well-Maintained Gardens
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9’9" × 4’9" (2.99m × 1.47m)

The entrance hall has carpeted flooring, a radiator, three UPVC double-glazed windows to the front and side elevation and a single UPVC door providing access into the accommodation.

Living Room

12’10" × 16’7" (3.93m × 5.07m)

The living room has carpeted flooring, a radiator, ceiling coving, under the stairs cupboard, a feature fireplace, open access to the dining room and two UPVC double-glazed windows to the front elevation.

Dining Room

10’8" × 8’11" (3.27m × 2.73m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, an internal obscure window and a sliding patio door providing access to the sitting room.

Sitting Room

7’2" × 11’0" (2.20m × 3.37m)

The sitting room has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and a sliding patio door providing access to the rear garden

Kitchen

10’8" × 15’3" (3.27m × 4.65m)

The kitchen has a range of fitted base and wall units with granite worktops and a breakfast bar, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, extractor fan & dishwasher, partially tiled walls, a dado rail, a radiator, tiled flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6’4" × 8’2" (1.94m × 2.49m)

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

Master Bedroom

9’4" × 13’4" (2.86m × 4.08m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

9’11" × 10’9" (3.03m × 3.29m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10’5" × 6’4" (3.19m × 1.94m)

The third bedroom has carpeted flooring, a radiator, an in-built cupboard, fitted wardrobes and a UPVC double-glazed window to the side elevation.

Bathroom

9’4" × 13’4" (2.86m × 4.08m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, a radiator, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking and access to the garage, alongside a lawned garden bordered by established plants and shrubs. There is gated access to the rear garden, courtesy lighting, and brick-wall boundaries.

Rear

To the rear of the property is an enclosed low-maintenance garden with a large patio seating area, courtesy lighting, a garden shed and brick-wall 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

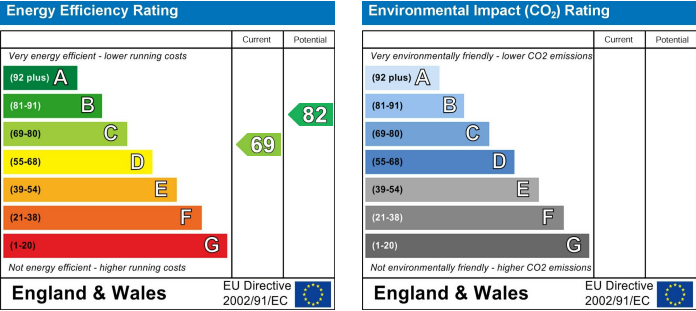
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years - The government website states this a medium risk flood area
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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