



Collingham Crescent, Nottingham, NG5

£1,475 PCM

Positioned in the heart of historic Bestwood—c.5 mile north of Nottingham City Centre—we proudly offer an attractive collection of stylish two to four bedroom modern family homes that benefit from close proximity to an abundance of supermarkets, various green open spaces including the 650-acre Bestwood Country Park, an abundance of high graded primary schools surrounding the site and Nottingham City Hospital just 1.3 miles to the south.

The Leven SA:

Open-plan kitchen/diner with integrated appliances

Light enhancing French doors

Separate spacious living room with feature bay window

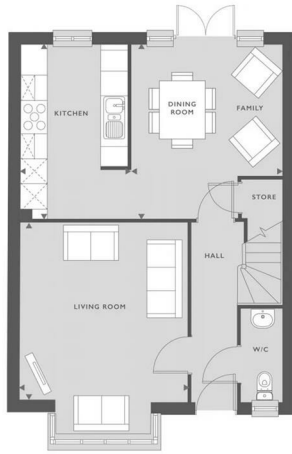
Master bedroom with luxury en-suite

Further three well-proportioned bedrooms

Family bathroom inclusive of tiling



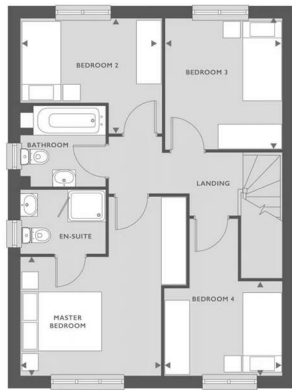
1168 SQFT
108.5 MF



GROUND FLOOR

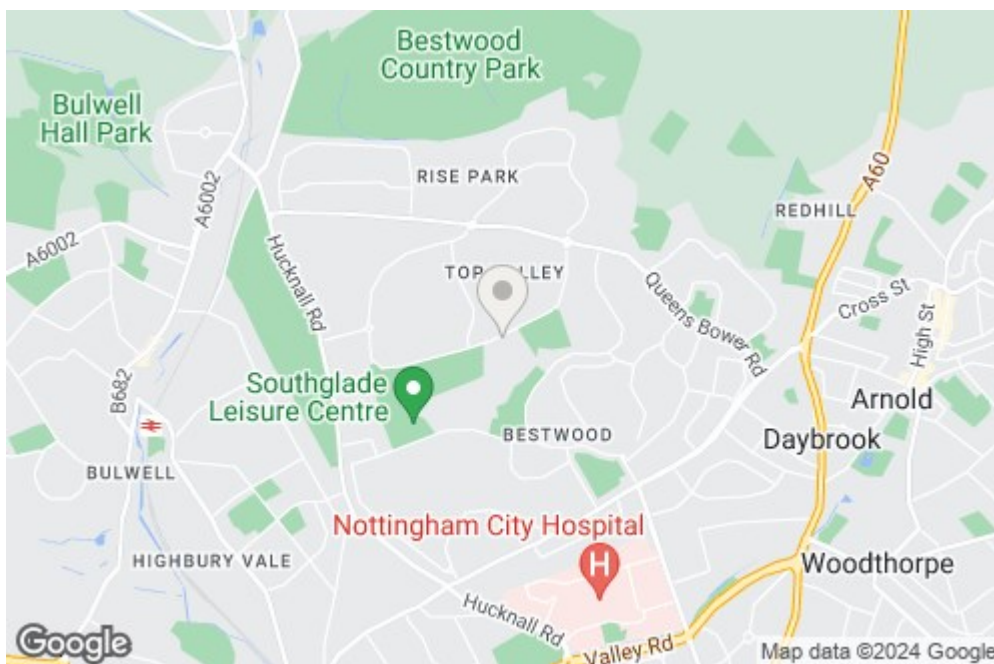
KITCHEN	2.60M X 4.16M	8'7" X 13'8"
DINING/FAMILY ROOM	3.63M X 4.16M	11'11" X 13'8"
LIVING ROOM	3.99M X 4.27M	13'1" X 14'

■ SVP



FIRST FLOOR

MASTER BEDROOM	3.34M X 2.83M	11" X 9'4"
BEDROOM 2	3.37M X 2.75M	11'1" X 9'
BEDROOM 3	2.79M X 3.15M	9'2" X 10'4"
BEDROOM 4	2.83M X 2.24M	9'4" X 7'5"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94	B	B

The Energy Efficiency Rating (EPC) shows a current score of 84 and a potential score of 94. The Environmental Impact (CO₂) Rating shows a current score of B and a potential score of B.