

HoldenCopley

PREPARE TO BE MOVED

Longleat Crescent, Beeston, Nottinghamshire NG9 5EU

Guide Price £300,000

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GUIDE PRICE: £300,000 - £325,000

LOCATION LOCATION LOCATION...

This three-bedroom semi-detached home has been lovingly maintained by the same owners since 1962, offering an opportunity to own a property that's been truly cared for over the decades. Situated in a sought-after part of Beeston, the home enjoys a prime location with easy access to a wealth of local amenities, including the beautiful Attenborough Nature Reserve, a variety of shops, excellent transport links—such as tram and train services—and falls within the catchment area for highly regarded schools. The ground floor welcomes you with an entrance hall leading to a spacious reception room filled, a well-appointed fitted kitchen complete with a pantry, and a garage accessible via the rear garden. Upstairs, you'll find three generously sized bedrooms, all featuring built-in wardrobes, along with a two-piece bathroom suite and a separate W/C. Outside, the property boasts a neatly maintained front garden with a lawn, mature shrubs and trees, and a driveway providing off-road parking. To the rear, a beautifully tended private garden offers a tranquil retreat with a patio area, well-kept lawn, and a rich border of established greenery—ideal for relaxing or entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Bathroom Suite & Separate W/C
- Driveway & Garage
- Well-Maintained Private Rear Garden
- Sought After Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'10" x 6'11" (4.23m x 2.11m)

The entrance hall has an obscure window to the front elevation, carpeted flooring and stairs, an under the stairs cupboard, a radiator and a single door providing access into the accommodation.

Living/Dining Room

25'3" x 11'10" (max) (7.71m x 3.63m (max))

The living/dining room has double-glazed windows to the front and rear elevation, carpeted flooring, a feature fireplace with a decorative surround, two radiators and coving.

Kitchen

9'11" x 7'10" (3.03m x 2.41m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for an under the counter fridge, a washing machine and tumble dryer, carpet tile flooring, partially tiled walls, access into the pantry, a UPVC double-glazed window to the rear elevation and a single door providing side access.

Pantry

3'6" x 1'1" (1.08m x 0.34m)

Garage

16'0" x 7'8" (4.88m x 2.34m)

The garage has a window to the rear elevation, shelving, lighting, an open storage cupboard, double garage doors and a single door.

FIRST FLOOR

Landing

9'1" x 7'10" (max) (2.79m x 2.41m (max))

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

Master Bedroom

14'0" x 11'11" (max) (4.28m x 3.64m (max))

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

Bedroom Two

11'5" x 10'11" (max) (3.50m x 3.34m (max))

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

Bedroom Three

8'7" x 6'11" (max) (2.62m x 2.12m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bathroom

7'11" x 5'7" (2.42m x 1.72m)

The bathroom has a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a built-in cupboard, carpeted flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'11" x 2'7" (1.52m x 0.79m)

This space has a low level flush W/C, carpeted flooring, a recessed spotlight and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway, a lawn and mature shrubs and trees.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn and mature shrubs and trees.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, some 3G & 5G 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 – No
- Other Material Issues – No

DISCLAIMER

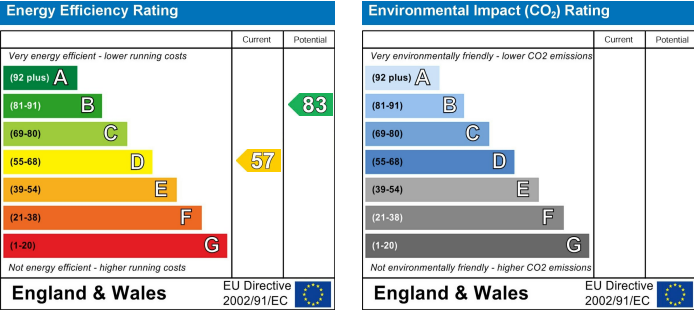
Council Tax Band Rating - Broxtowe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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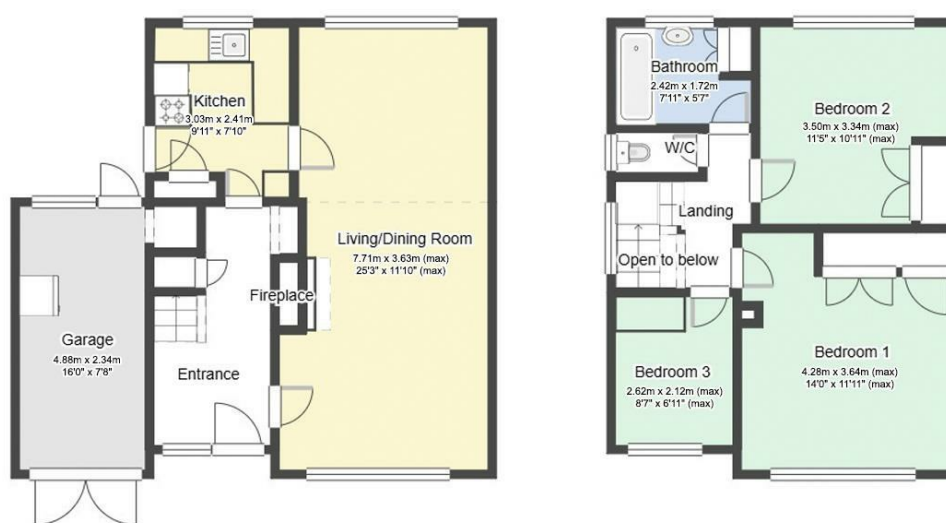
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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