

HoldenCopley

PREPARE TO BE MOVED

Letchworth Crescent, Beeston, Nottinghamshire NG9 5LL

£325,000

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NO UPWARD CHAIN...

This welcoming semi-detached property enjoys a convenient location with easy access to local shops, schools, and amenities. On entering, you're greeted by a porch and entrance hall leading into a spacious living room, which benefits from French doors opening out to the rear garden, flooding the space with natural light. The dining room offers open access to the fitted kitchen, creating a great flow for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms and a modern three-piece bathroom suite. Outside, the property features a block paved driveway to the front with direct access into the garage, along with gated access to the rear garden. The rear garden is a lovely outdoor space, including a patio area, a well-maintained lawn, various planted bushes and shrubs, a further patio with a pergola perfect for relaxing or dining outside, plus a handy shed and fenced boundaries providing privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, UPVC double glazed surround, and a UPVC door opening out to the front elevation.

Entrance Hall

14'2" x 5'10" (4.32m x 1.80m)

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

Living Room

24'4" x 12'0" (7.43m x 3.66m)

The living room has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, a TV point, a feature fireplace, carpeted flooring, and French doors opening to the rear garden.

Dining Room

11'2" x 7'6" (3.42m x 2.29m)

The dining room has wood-effect flooring, coving to the ceiling, a radiator, sliding patio doors opening to the rear garden, and open access into the kitchen.

Kitchen

9'10" x 7'10" (3.01m x 2.40m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tapa and drainer, space for a freestanding cooker, an extractor fan, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

10'8" x 6'4" (3.26m x 1.95m)

The landing has s UPVC double glazed window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'5" x 11'4" (3.50m x 3.46m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes with sliding patio doors, and carpeted flooring.

Bedroom Two

11'5" x 10'3" (3.50m x 3.13m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

7'5" x 6'11" (2.28m x 2.12m)

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

Bathroom

8'3" x 5'6" (2.52m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is block paved driveway with access into the garage, and gated access to the rear elevation.

Garage

The garage has ample storage, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is a patio area, a lawn, various planted bushes and scrubs, a further a patio area with a pergola, a shed, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

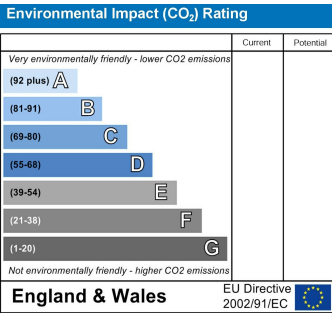
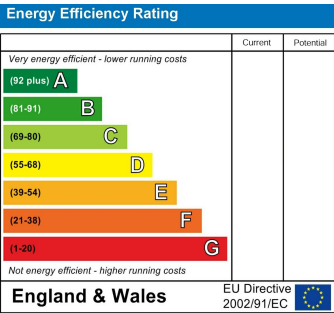
Council Tax Band Rating - Broxtowe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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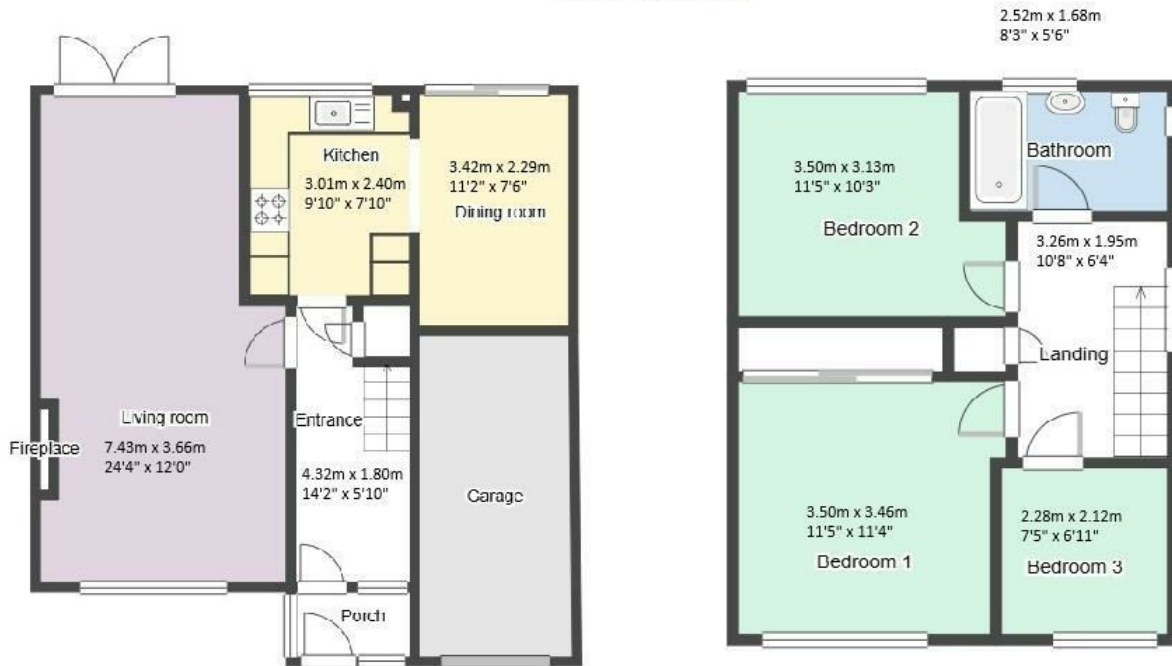
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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