



**Leybourne Drive, Nottingham NG5 5GQ**

**welcome to**

## **Leybourne Drive, Nottingham**

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- On Street Parking, Front and Rear Gardens
- Council Tax Band A

Tenure: Freehold EPC Rating: D

offers in the region of

**£175,000**

### **Entrance Hall**

With uPVC front door to the side aspect, with access to the staircase and door to the lounge.

### **Lounge**

14' 7" x 11' ( 4.45m x 3.35m )  
With uPVC window to the front aspect, wood laminate flooring, wall mounted gas fire, space for a three-piece suite, a wall mounted radiator and door leading to the kitchen diner.

### **Kitchen Diner**

14' 7" x 8' 4" ( 4.45m x 2.54m )  
With two uPVC windows and a door to the rear aspect, tiled flooring and splashbacks, fitted wall and base units, sink, drainer and mixer tap, a storage cupboard, space for washing machine, fridge freezer, cooker and dining table and chairs and a wall mounted radiator.

### **Landing**

With access to the loft and doors leading to all first-floor accommodation.

### **Bedroom One**

10' 8" x 9' 3" ( 3.25m x 2.82m )  
With uPVC window to the front aspect, carpet flooring and a wall mounted radiator.

### **Bedroom Two**

9' 5" x 9' 5" ( 2.87m x 2.87m )  
With uPVC window to the rear aspect, carpet flooring, storage cupboard and a wall mounted radiator.

### **Bedroom Three**

7' 9" x 6' 8" ( 2.36m x 2.03m )  
With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

### **Bathroom**

With uPVC privacy window to the front aspect, tiled flooring and walls, panelled bath with electric shower above and glass shower screen, WC, wall mounted vanity unit with integrated wash basin above, storage space and a wall mounted radiator.

### **Outside**

To the front is on street parking, with gate access to a part fence, part hedge enclosed garden with a lawn and pathway to the rear. To the rear is a hedge enclosed garden over tiered levels, with steps up to a gravel and shrub area leading to an artificial lawn and shed.



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#### **Property Ref:**

BUL109833 - 0009

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