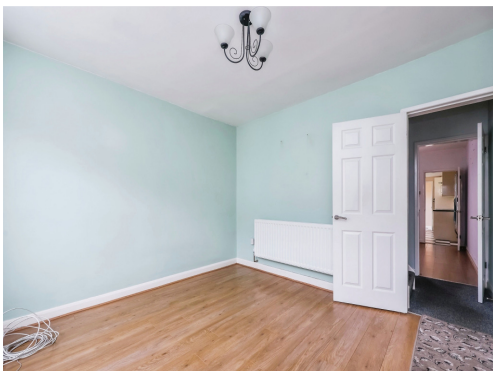




Sedgwick Street
Langley Mill Nottingham



Property Description

*** Attention First Time Buyers ***

Spacious two double bedroom property benefitting from two reception rooms and a generous rear garden. In brief the property comprises living room, hall with stairs to the first floor, dining room, well presented kitchen and a guest WC. To the first floor the landing gives access to the two double bedrooms and shower room. Outside the rear garden is mainly laid to lawn with patio area, outside cold water tap and a brick storage shed providing power.

Living Room

11' x 11' (3.35m x 3.35m)

Entrance through a uPVC door to the front elevation, wood effect flooring, TV point, central heating radiator, uPVC double glazed window to the front elevation and door to hall.

Hall

With carpet flooring, stairs to the first floor, under stairs storage and door to dining room.

Dining Room

11' max x 12' (3.35m max x 3.66m)

Wood effect flooring, central heating radiator, feature chimney breast with inset log burner and a uPVC double glazed window to the rear elevation,

Kitchen

13' x 6' (3.96m x 1.83m)

Fitted with a range of wall and base units, work surface with inset stainless steel sink. Integrated oven, electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, tiled splash-backs, tiled flooring and a uPVC double glazed window to the side elevation.

Rear Hall

With tiled flooring, door to guest WC and a uPVC double glazed door to the side elevation leading to the rear garden.

First Floor

Guest Wc

With a low level WC, tiled flooring, central heating radiator and a uPVC double glazed obscure window to the side elevation.

First Floor

Landing

Carpet flooring, loft access and doors to the two bedrooms and shower room.

Bedroom One

10' x 11' (3.05m x 3.35m)

Carpet flooring, central heating radiator, TV point, fitted wardrobe and two uPVC double glazed windows to the front elevation.

Bedroom Two

8' 10" x 12' (2.69m x 3.66m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Shower Room

Three piece suite comprising double shower cubicle, low level WC, wash basin, heated towel rail, fully tiled walls, tiled flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

Outside the rear garden is mainly laid to lawn with patio area, outside cold water tap and a brick storage shed providing power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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