



Longleat Crescent,
Chilwell, Nottingham
NG9 5ET

£339,950 Freehold



A Hofton built 1960's three-bedroom linked-detached house.

Offering a clean and tidy interior, yet also displaying excellent potential for the incoming purchaser to upgrade and remodel to their taste and requirements this great house is offered to the market with the benefit of chain free vacant possession.

In brief the well proportioned interior comprises porch, entrance hall, through-lounge diner, extended kitchen, utility and garage to the ground floor, rising to the first floor are two double bedrooms, a further good sized single bedroom, separate WC and bathroom.

Outside the property has a mature primarily lawned garden to both front and rear with well stocked beds and borders, a drive providing car standing with the garage beyond.

Occupying a sought-after residential location, convenient for a wide range of local amenities including shops, schools, parks and excellent transport links, this property is considered ideal for a family but will appeal to a variety of potential purchaser.



Entrance Porch

UPVC double glazed entrance door, tiled flooring, UPVC double glazed windows, second wooden door with flanking window leads to the entrance hallway.

Entrance Hallway

Radiator, under stairs cupboard, cloaks cupboard and stairs off to the first floor landing.

Through-Lounge Diner

25'0" x 11'11" decreasing to 10'11" (7.64m x 3.65m decreasing to 3.33m)

UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, two radiators, a fuel-effect gas fire with stone style surround and granite style hearth and mantle.

Kitchen

14'9" x 7'10" (4.51m x 2.39m)

A range of wall and base units, work surfacing with tiled splashback. a double sink with mixer tap, inset gas hob with air filter above, inset electric oven and grill, UPVC double glazed window, tiled flooring, and pantry cupboard.

Utility Room

9'3" x 7'10" (2.82m x 2.39m)

Fitted wall and base units, single sink and drainer with mixer tap, plumbing for a washing machine and dishwasher, further appliance space, UPVC double glazed window and door to the exterior, and tiled flooring.

Garage

19'7" x 8'1" (5.97m x 2.47m)

Up and over door to the front, pedestrian door to the rear, light and power, and wall mounted cupboards.

First Floor Landing

UPVC double glazed window and loft hatch with retractable ladder to the loft space.

Bedroom One

13'11" x 11'10" (4.25m x 3.63m)

UPVC double glazed window and radiator.

Bedroom Two

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

UPVC double glazed window and radiator.

Bedroom Three

10'1" x 6'11" (3.09m x 2.11m)

UPVC double glazed window, radiator and fitted wardrobe.

Separate WC

Fitted with a WC and UPVC double glazed window.

Bathroom

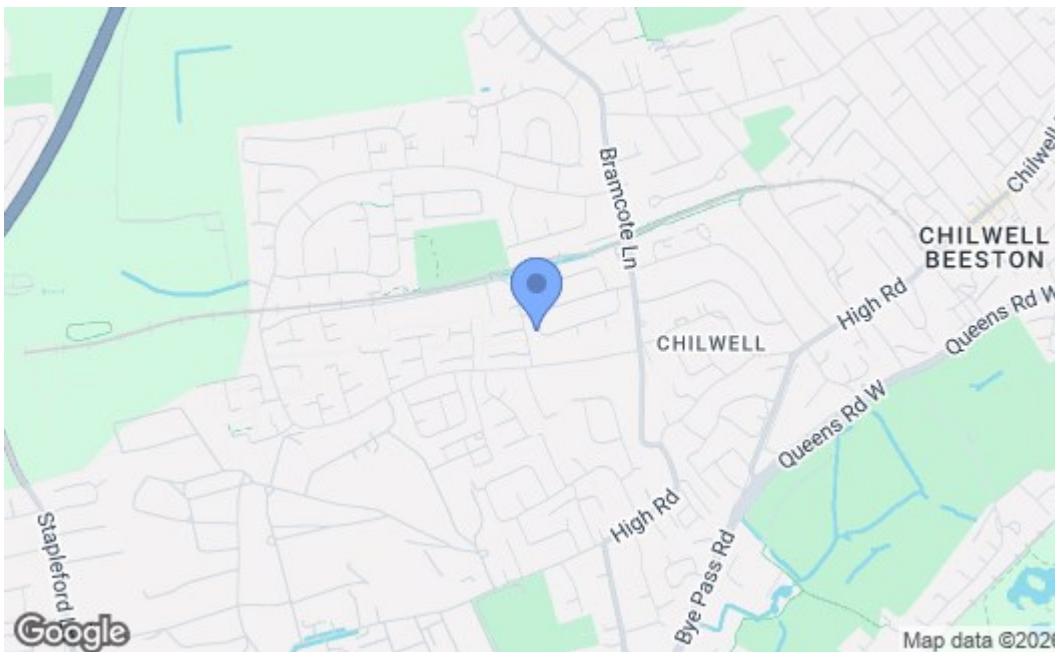
Pedestal wash-hand basin, bath with Triton shower over, fully tiled walls, wall mounted heated rail, UPVC double glazed window, extractor fan, and storage cupboard.

Outside

To the front the property has a drive providing car standing with the garage beyond, and a primarily lawned garden with established shrub borders. To the rear the property has a enclosed private garden with patio, outside tap and power points, lawn, well stocked beds and borders, further area of hardstanding and a shed.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.