



Leamington Drive,
Chilwell, Nottingham
NG9 5LN

£315,000 Freehold



A well proportioned three bedroom detached house with the benefit of a large conservatory to the rear and recently upgraded kitchen and bathroom.

Tucked away in a sought after and peaceful residential location, this house is considered an excellent opportunity for the needs of a growing family and offers a particularly deceptive and versatile ground floor.

In brief the internal accommodation comprises: entrance hall, sitting room, kitchen/diner, conservatory and study to the ground floor and to the first floor are three bedrooms and a family bathroom.

Outside the property has a driveway to the front providing car standing and a primarily lawned garden. To the rear has a particularly private and enclosed primarily lawned garden with borders, shed and a back drop of mature trees.

Within easy walking distance of a range of local amenities including schools, parks, shops and excellent transport links such as the NET tram and bus routes.



Entrance Hall

A UPVC double glazed entrance door leads to hallway with radiator, laminate flooring and stairs of to first floor landing.

Sitting Room

15'10" x 11'0" (4.83m x 3.36m)

Two UPVC double glazed windows, laminate flooring, radiator and a wall mounted electric fire.

Kitchen/Diner

15'10" x 10'11" (4.85m x 3.33m)

An extensive range of fitted wall and base units, work surfacing with splashback, single sink and drainer with mixer tap, cooker point, plumbing for a washing machine and dishwasher, appliance space, UPVC double glazed window and door, radiator and under stairs cupboard.

Conservatory

15'3" x 12'1" (4.67m x 3.70m)

UPVC double glazed patio doors leading to the rear garden, laminate flooring and UPVC double glazed windows.

Study/ Ground Floor Bedroom

15'9" x 7'1" (4.81m x 2.18m)

Wooden window to the rear, radiator and UPVC double glazed window to the front.

First Floor Landing

With loft hatch.

Bedroom One

12'9" narrowing to 11'2" x 8'2" + door recess (3.89m narrowing to 3.41m x 2.51m + door recess)

UPVC double glazed window and radiator.

Bedroom Two

11'0" x 8'5" (3.36m x 2.58m)

UPVC double glazed window and radiator.

Bedroom Three

8'1" x 7'4" (2.47m x 2.26m)

UPVC double glazed window and radiator.

Bathroom

Modern fittings in white comprising: WC, wash-hand basin inset to vanity unit, P-shaped bath with Triton shower over, part-tiled walls, extractor fan, two wall mounted heated towel rails, UPVC double glazed window and store cupboard.

Outside

To the front the property has a driveway providing car standing and a primarily lawned garden with borders. Gated access leads along the side of the property to the rear garden. To the rear the property has a primarily lawned garden with shed, paving, stocked borders and an attractive backdrop of mature trees.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

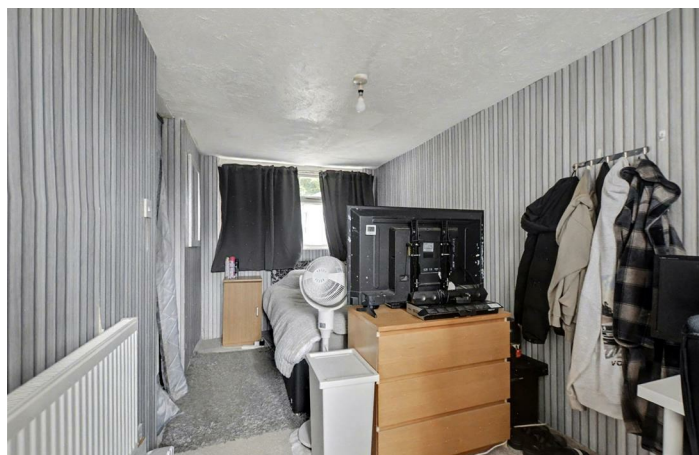
Accessibility/Adaptions: None

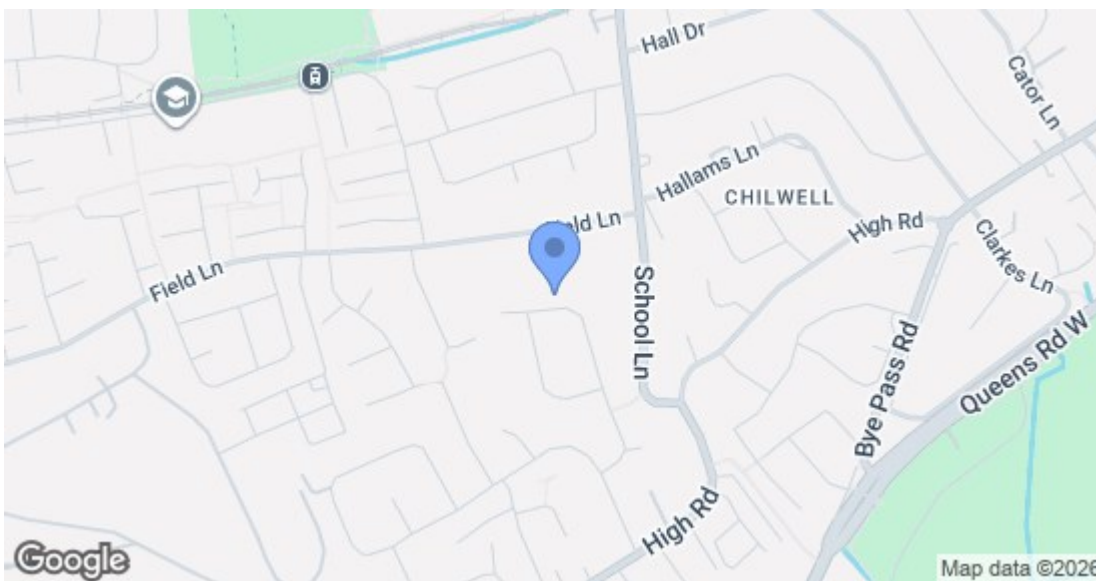
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(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		60	70
(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.