

19 Leverton Green, Nottingham, NG11 8BS

Guide Price £200,000

Freehold



- Three Bedrooms
- Kitchen/Dining Room
- Off-Street Parking
- Low Maintenance Rear Garden
- Close Proximity to Ample Amenities
- Easy Access to A453, A52, A60 & M1 (Junction 24)
- Nearby Tram Links
- School Catchment Areas Nearby





Summary

GUIDE PRICE £200,000 - £210,000 / A fantastic opportunity to purchase this well-presented mid-terraced home, ideally situated in the popular residential area of Leverton Green, Clifton. Offering spacious and well-proportioned accommodation throughout, the property is perfectly suited to first-time buyers, growing families and investors alike.

The accommodation comprises a welcoming entrance hallway, a bright and comfortable living room, and a spacious kitchen/dining room providing an excellent space for everyday family life and entertaining. To the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking for two vehicles, while to the rear is a low-maintenance enclosed garden, ideal for relaxing or outdoor dining.

Conveniently located close to a range of local amenities, well-regarded schools, excellent transport links and easy access to Nottingham City Centre, this is a superb home offering both comfort and convenience.

F&C

The Location

Clifton is a popular and well-connected suburb of Nottingham, offering an excellent balance of convenience, green spaces and community living. The area benefits from a wide range of local amenities, including supermarkets, shops, cafés and leisure facilities, alongside well-regarded primary and secondary schools. Residents enjoy easy access to Clifton Grove and the nearby River Trent for outdoor recreation, while excellent transport links, including the NET tram and regular bus services, provide direct connections to Nottingham City Centre, the University of Nottingham and Queen's Medical Centre. With convenient access to the A453, A52 and M1, Clifton is an ideal location for commuters, first-time buyers and families alike

Accommodation

Ground Floor

Entrance Hallway

6'7" x 4'3" (2.02 x 1.31)

A welcoming entrance hallway featuring laminate flooring, ceiling downlights, radiators and useful built-in storage cupboards. Stairs rise to the first floor, with doors providing access to the living room.

Living Room

13'10" x 13'1" (4.22 x 3.99)

A bright and comfortable reception room with laminate flooring, ceiling light, radiator and an attractive feature fireplace with decorative surround. A double glazed window to the front elevation allows for plenty of natural light.



Kitchen/Dining Room

17'7" x 9'4" (5.38 x 2.86)

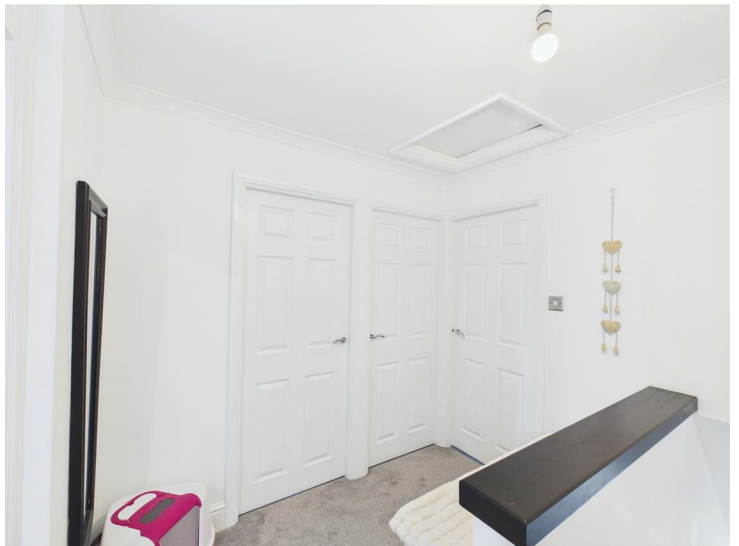
Fitted with a range of matching base and wall units complemented by tiled flooring and ceiling downlights. The kitchen offers space for a fridge freezer, washing machine and dishwasher, together with useful understairs storage, a radiator and an external door providing access to the rear garden.



First Floor Landing

7'10" x 7'10" (2.40 x 2.39)

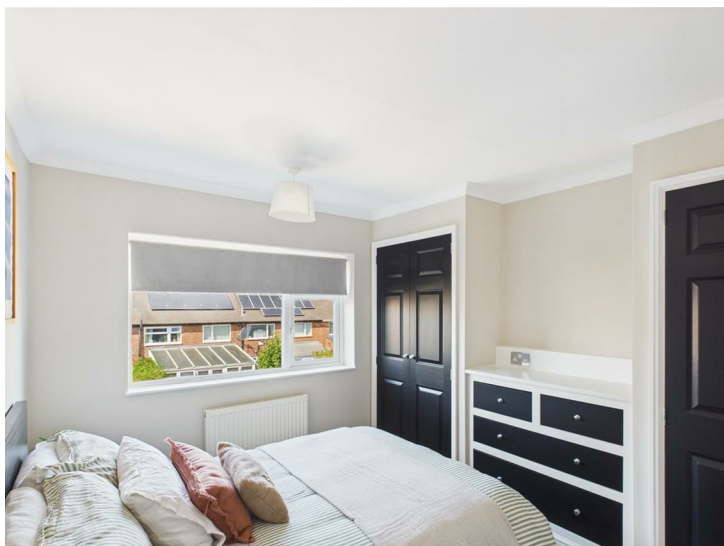
Fitted carpeting with ceiling light, loft access and doors leading to three bedrooms and the family bathroom.



Bedroom One

12'9" x 9'8" (3.89 x 2.95)

A spacious double bedroom with fitted carpeting, built-in wardrobes, radiator, ceiling light and a double glazed window overlooking the rear garden.



Bedroom Two

10'10" x 9'9" (3.32 x 2.98)

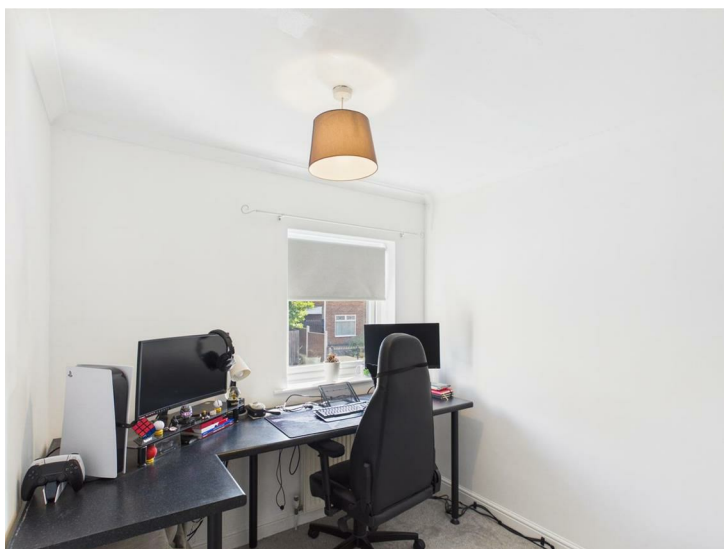
A well-proportioned double bedroom featuring fitted carpeting, built-in wardrobes, radiator, ceiling light and a double glazed window to the front elevation.



Bedroom Three

9'9" x 7'10" (2.99 x 2.39)

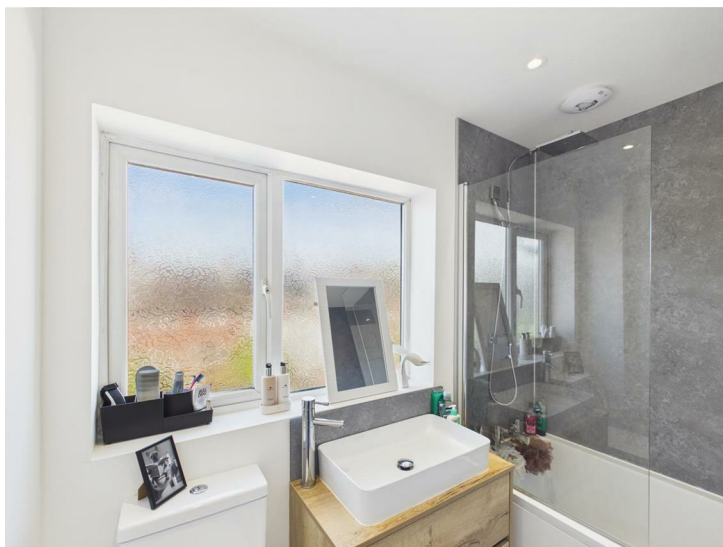
A comfortable single bedroom with fitted carpeting, built-in storage over the staircase, radiator, ceiling light and a double glazed window to the front elevation.



Family Bathroom

8'0" x 5'8" (2.45 x 1.73)

Appointed with a three-piece suite comprising a panelled bath with shower over, wash handbasin set within a vanity unit and a low-level WC. Finished with partially panelled walls, heated towel rail, ceiling downlights, extractor fan and a frosted double glazed window to the rear elevation.



Front

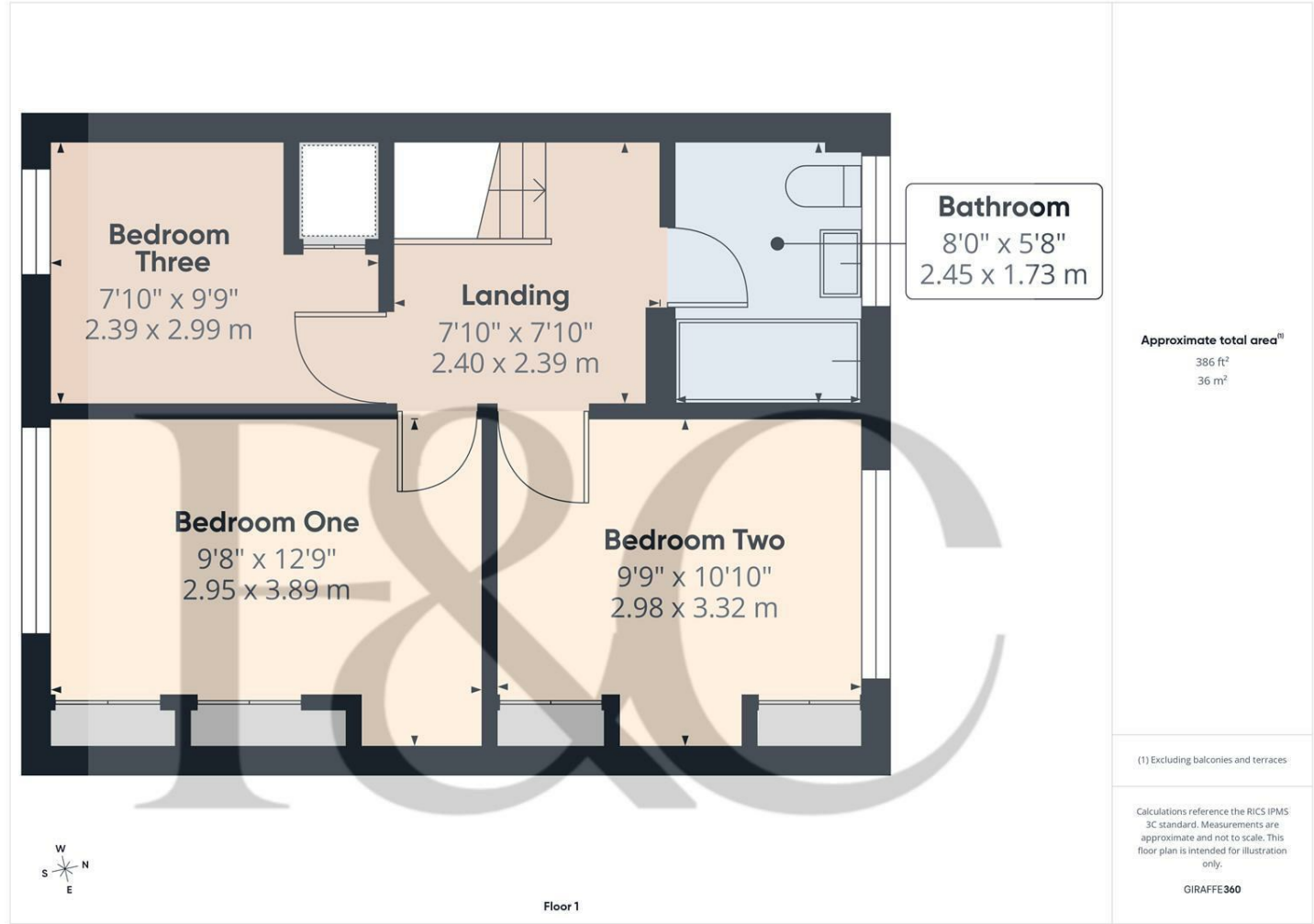
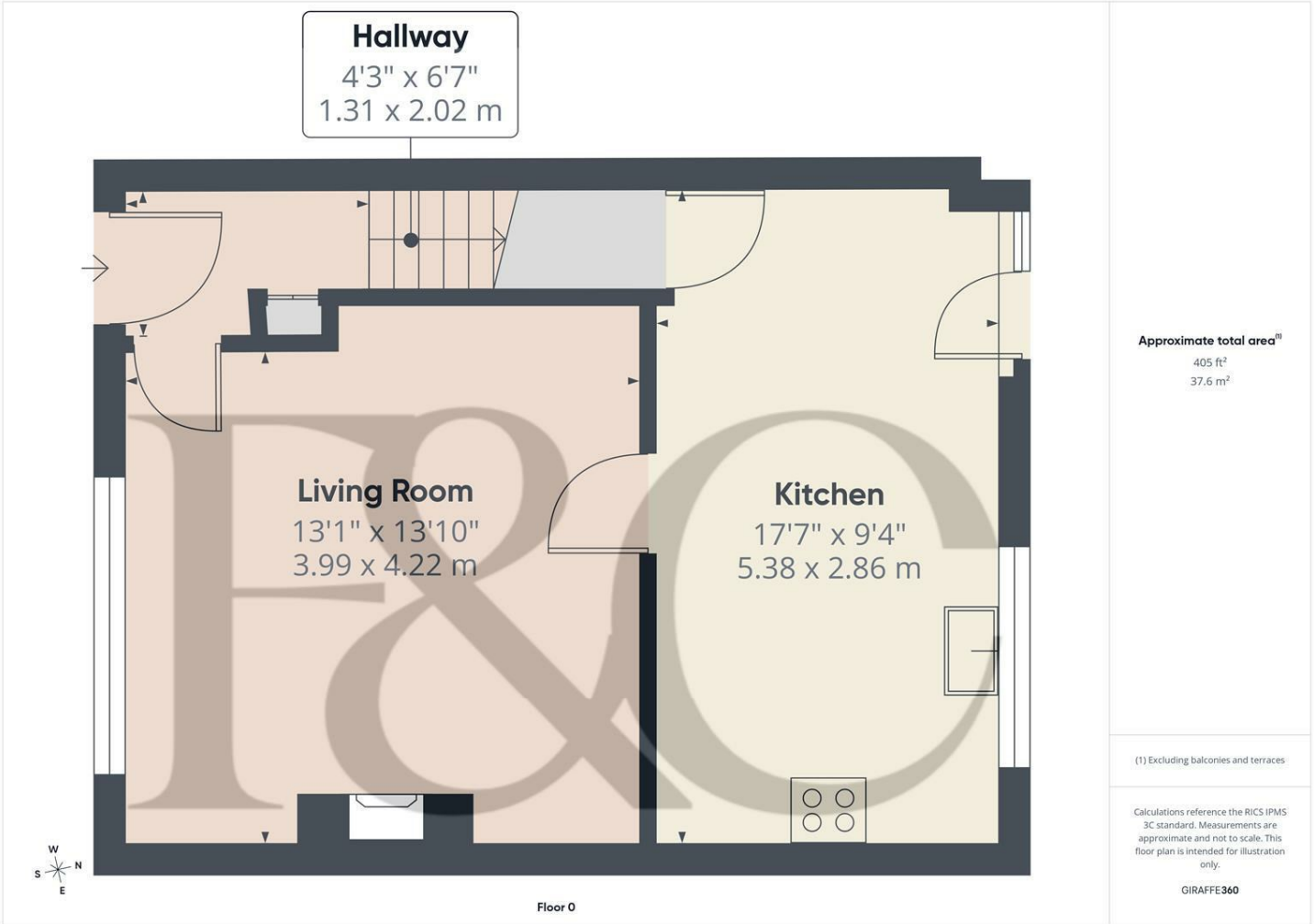
The property benefits from a driveway providing ample off-street parking.

Rear Garden

The enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a paved patio, terraced decking, gravelled seating area and raised flower beds. Gated rear access completes this attractive outdoor space, ideal for relaxing and entertaining.



Council Tax Band A





Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

19 Leverton Green
Nottingham
NG11 8BS

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	