



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
 E: allestree@hannells.co.uk
 T: 01332 556633

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.



Viewings Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

29 Laburnum Crescent, Allestree, DE22 2GQ | Offers in Excess of £250,000 (Freehold)

An opportunity arises to acquire this well presented, three bedroomed family home, located in the sought-after suburb of Allestree. Ideal for a first time buyer, family or a fantastic investment opportunity, and benefiting from uPVC triple glazing (excluding kitchen, which is double glazed), gas central heating, off road parking and a landscaped rear garden.

- SEMI DETACHED FAMILY HOME LOCATED IN A PRIME LOCATION
- SPACIOUS LOUNGE/DINER, BREAKFAST KITCHEN
- THREE BEDROOMS





PREMIER PROPERTY



Measurements & Details

Side Entrance Door to Entrance Hallway: 6' 8" x 6' 1" (2.03m x 1.85m)

Lounge/Diner: 16' 5" x 13' 6" (5.00m x 4.11m)

Breakfast Kitchen: 13' 3" x 10' 0" (4.04m x 3.05m)

First Floor Landing: 10' 4" x 3' 0" (3.15m x 0.91m)

Bedroom One: 13' 2" x 10' 1" (4.01m x 3.07m)

Bedroom Two: 13' 6" x 7' 6" (4.11m x 2.28m)

Bedroom Three: 8' 6" x 7' 1" (2.59m x 2.16m)

Bathroom: 5' 10" x 5' 5" (1.78m x 1.65m)

Separate WC: 5' 6" x 2' 9" (1.68m x 0.84m)

Full Description

The accommodation on offer briefly comprises: Entrance hallway with solid oak flooring continuing throughout the ground floor; spacious lounge/diner, well appointed breakfast kitchen with door leading to the rear garden. To the first floor, a landing (also with solid oak flooring) leads to the three bedrooms (two double bedrooms and a single), a family bathroom and a separate WC.

Outside, to the front of the property is a lawned garden alongside a blocked paved driveway providing off road parking with secure gated access leading to the rear, where there is a good sized, fence-enclosed, lawned garden with patio seating areas, well established shrub and tree borders, a feature pond and two storage outhouses.

Laburnum Crescent is conveniently located close to local shops, well regarded schools, public transport routes and has good access into the City Centre. The property also has excellent road links with the A6 and A38 road networks allowing access through to the M1 motorway and East Midlands Airport.

Internal viewings are highly recommended to appreciate the standard and location of the accommodation on offer.



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A Moving Experience