

# Robert Ellis

*look no further...*



Leyton Crescent,  
Beeston Rylands, Nottingham  
NG9 IPS

**£290,000 Freehold**

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@robertellisea





Located on Leyton Crescent, this delightful house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms and a loft room, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property includes parking, a valuable asset in this bustling neighbourhood.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle. With good transport links to Nottingham city centre, this home is perfect for commuters as well.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this desirable area. Don't miss the chance to make this house your new home.





### Entrance Hall

A composite entrance door with flanking window, radiator, stairs to the first floor and door to the lounge.

### Lounge

14'5" x 13'4" (4.41m x 4.07m )

With laminate flooring, radiator, UPVC double glazed bay window to the front, a log burner and door to the kitchen diner.

### Kitchen Diner

16'4" x 10'4" (5m x 3.16m )

A range of base and drawer units, work surfaces, sink with drainer unit and mixer tap, integrated electric oven with gas hob, UPVC double glazed window to the side, plumbing for a washing machine, tiled flooring and splashbacks, radiator, space for a fridge freezer, two UPVC double glazed doors to the rear and three UPVC double glazed windows to the rear.

### First Floor Landing

UPVC double glazed window to the side, stairs to the second floor and doors to the bathroom, study and bedroom.

### Bedroom One

13'9" x 10'2" (4.21m x 3.12m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

10'11" x 9'2" (3.35m x 2.8m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Study

6'11" x 5'8" (2.12m x 1.73m )

With laminate flooring, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear and side, radiator and airing cupboard housing the Worcester combination boiler.

### Bedroom Three

A carpeted double bedroom two Velux windows and useful eaves storage cupboards.

### Outside

To the front of the property you will find a concrete driveway and gated side access leading to the generous rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, useful storage shed and fence boundaries.

### 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: Granted for the completed loft conversion.

Accessibility/Adaptions: None

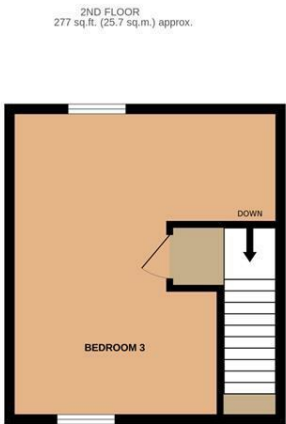
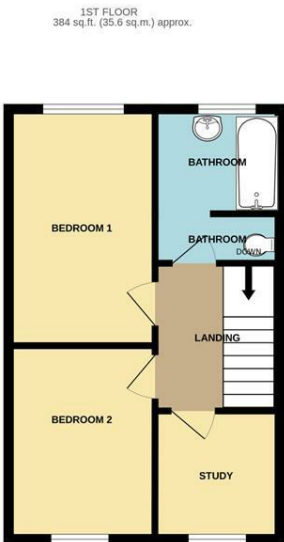
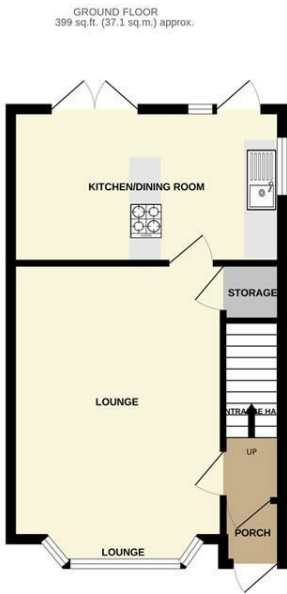
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

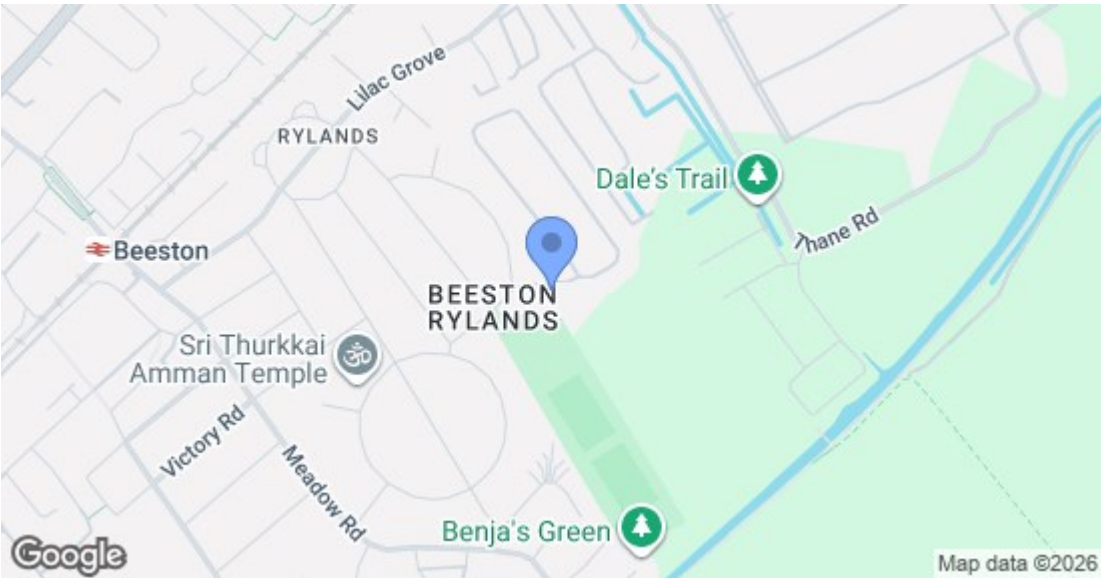
### Disclaimer:

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.





TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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