

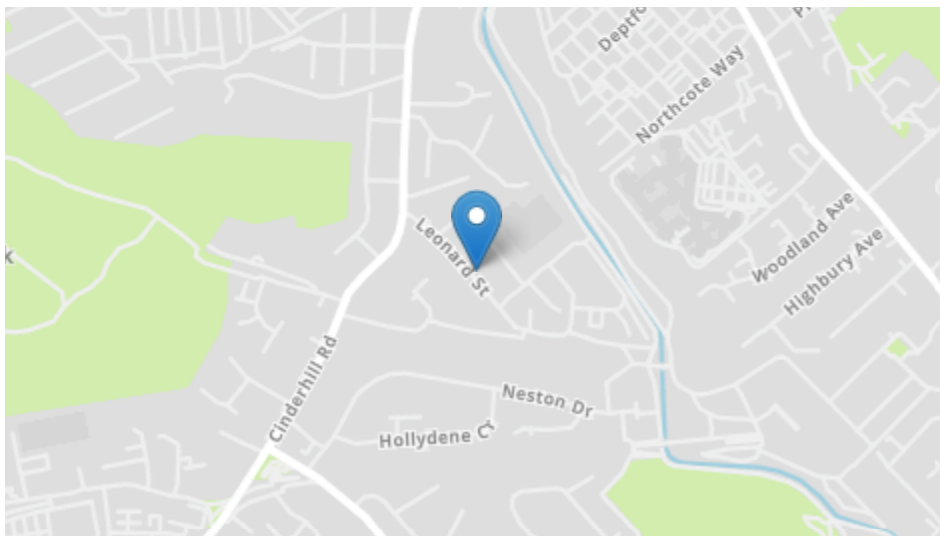
Leonard Street, NG6 8RR

Offers Over £250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey Semi Detached House
- 4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Garage
- Private Rear Garden
- Excellent Road & Public Transport Links
- Ease Of Access To A610 & M1

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27640590

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*****ROOM FOR ALL THE FAMILY***** If you are looking for a well presented family home close to transport links, then this is the home for you! Over **THREE** floors, there are **TWO** bathrooms, downstairs WC and a lovely private rear garden. Briefly comprising; hallway, downstairs WC, kitchen, lounge/diner. To the first floor, two bedrooms and family bathroom, and to the second floor, a further two bedrooms and en-suite. Outside, to the rear is a delightful private rear garden, and to the side is a driveway and garage. Located in a popular residential location, within easy reach of Bulwell, Nottingham city centre, and fantastic transport links including the tram and access to the M1. Call now to book your viewing on 0115 0385577.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, under stairs storage, cloak room and doors to the WC, lounge diner & kitchen.

WC

WC, pedestal sink unit and chrome heated towel rail.

Lounge Diner

5.07m x 4.74m (16' 8" x 15' 7") Wood effect laminate flooring, radiator and French doors to the rear garden.

Kitchen

3.03m x 2.64m (9' 11" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink with instant hot water tap. Integrated appliances to include: waist height electric oven & 5 ring gas hob with extractor over, washing machine and dishwasher. Wood effect laminate flooring, wall mounted boiler and uPVC double glazed window to the front.

First Floor

Landing

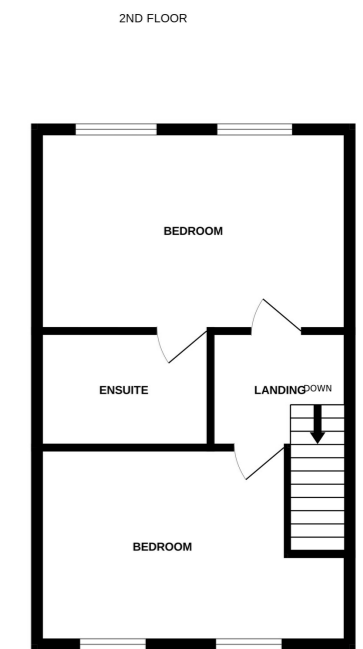
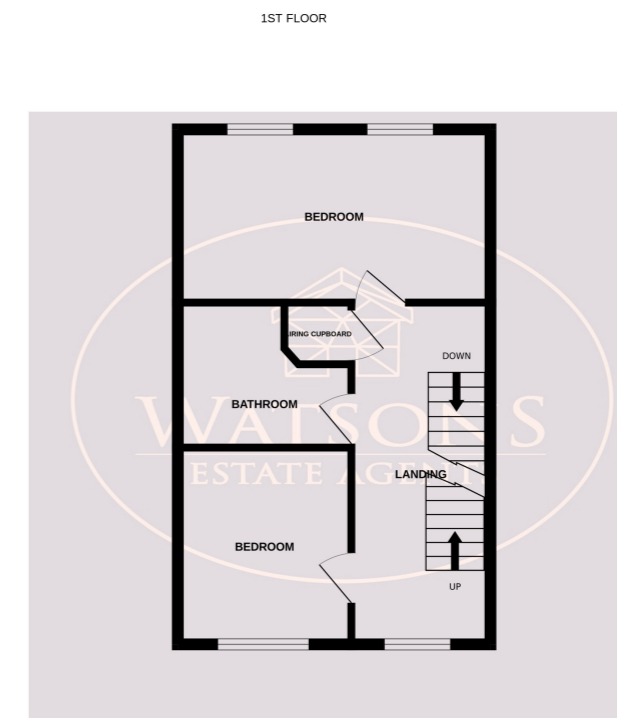
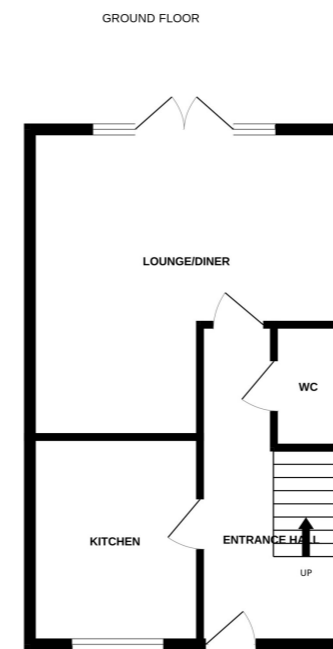
Doors to bedrooms 2 & 3 and bathroom.

Bedroom 2

4.71m x 3.14m (15' 5" x 10' 4") 2 uPVC double glazed windows to rear and radiator.

Bedroom 4

3.05m x 2.72m (10' 0" x 8' 11") UPVC double glazed window to the front and radiator.



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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Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Heated towel rail, extractor fan.

Second Floor

Landing

Doors to the primary bedroom and bedroom 4

Primary Bedroom

4.71m x 3.14m (15' 5" x 10' 4") 2 uPVC double glazed windows to the rear, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower. Heated towel rail and extractor fan.

Bedroom 3

4.7m x 2.67m (15' 5" x 8' 9") 2 uPVC double glazed window to the front and radiator.

Outside

To the front of the property are gravel beds and flower bed borders. Running alongside the property, a tarmac driveway provides off road parking leading the single garage with up & over door and power. The rear garden offers a good level of privacy and comprise a gravel seating area, flower bed borders with a range of plants & shrubs and access to the garage. The garden is enclosed by timber fencing to the perimeter.