

Robert Ellis

look no further...



**Ladbroke Crescent
Basford, Nottingham NG6 0GL**

**A SPACIOUS THREE BEDROOM SEMI
DETACHED HOME FOR SALE**

Offers In The Region Of £230,000 Freehold

0115 648 5485



/robertellisestateagent



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This well-presented three-bedroom semi-detached property offers generous living space throughout and is ideally located in Basford, close to schools, shops, and excellent transport links—making it a fantastic choice for families, first-time buyers, or investors.

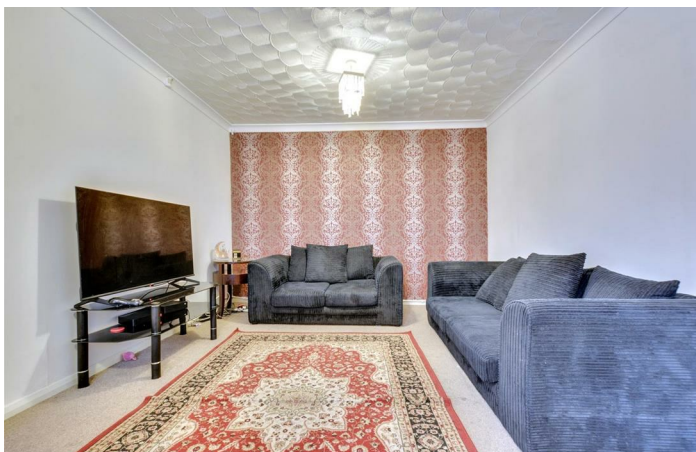
Upon entering, you are welcomed into a bright and spacious entrance hall that sets the tone for the rest of the home. The ground floor features two reception rooms, with the second offering a dedicated dining area that flows seamlessly into a modern kitchen and a light-filled conservatory, perfect for everyday living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, along with a stylish family bathroom, providing comfortable accommodation for all.

Outside, the property benefits from off-road parking for one vehicle at the front. To the rear, you'll find a generously sized, low-maintenance patio garden making it ideal for relaxing or hosting guests during the warmer months.

This lovely home combines space, comfort, and convenience in a well-connected location.

Viewing is highly recommended! Don't miss your chance to make this your new home.



Front of Property

To the front of the property there is a driveway providing off the road parking and a low maintenance pebbled garden, walled and fencing boundaries, side gated access to the rear of the property.

Entrance Hallway

UPVC entrance door to the front elevation with fixed glass panels to the side, wall mounted radiator, laminate floor covering, coving to the ceiling, carpeted staircase leading to the first floor landing, doors leading off to reception rooms, understairs storage cupboard housing meters.

Reception Room

10'2" x 12'9" approx (3.12 x 3.91 approx)

Carpeted flooring, fireplace, double glazed window to the front elevation, coving to the ceiling, wall mounted radiator.

Reception Room 2

16'7" x 10'9" approx (5.07 x 3.29 approx)

Carpeted flooring, double glazed window to the side elevation, wall mounted radiator, coving to the ceiling.

Kitchen

16'1" x 4'10" approx (4.92 x 1.48 approx)

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, electric oven with four ring gas hob over and extractor hood above, space and point for a washing machine, two double glazed windows to the conservatory, double glazed door leading through to the conservatory, coving to the ceiling, tiled splashbacks, wall mounted boiler.

Conservatory

16'2" x 8'7" approx (4.95 x 2.64 approx)

Linoleum flooring, double glazed windows to the side and rear elevations, double glazed door leading to the rear garden, wall mounted radiator, space and point for a freestanding fridge freezer.

First Floor Landing

Laminate floor covering, double glazed window to the side elevation, access to the loft, doors leading off to rooms.

Bedroom One

12'9" x 8'2" approx to the wardrobes (3.90 x 2.49 approx to the wardrobes)

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two

10'10" x 9'10" approx (3.32 x 3.02 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, built-in storage cupboard.

Bedroom Three

6'5" x 9'7" approx (1.96 x 2.94 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, over stairs storage cupboard.

Bathroom

6'4" x 7'1" approx (1.95 x 2.18 approx)

Linoleum flooring, WC, handwash basin with separate hot and cold taps, double glazed window to the rear elevation, tiled splashbacks, panelled bath with electric shower over, heated towel rail.

Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden incorporating a paved patio area, with side gated access to the front of the property, shed, storage unit, fencing to the boundaries, apple and pear tree, walled border making ideal flowerbeds.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

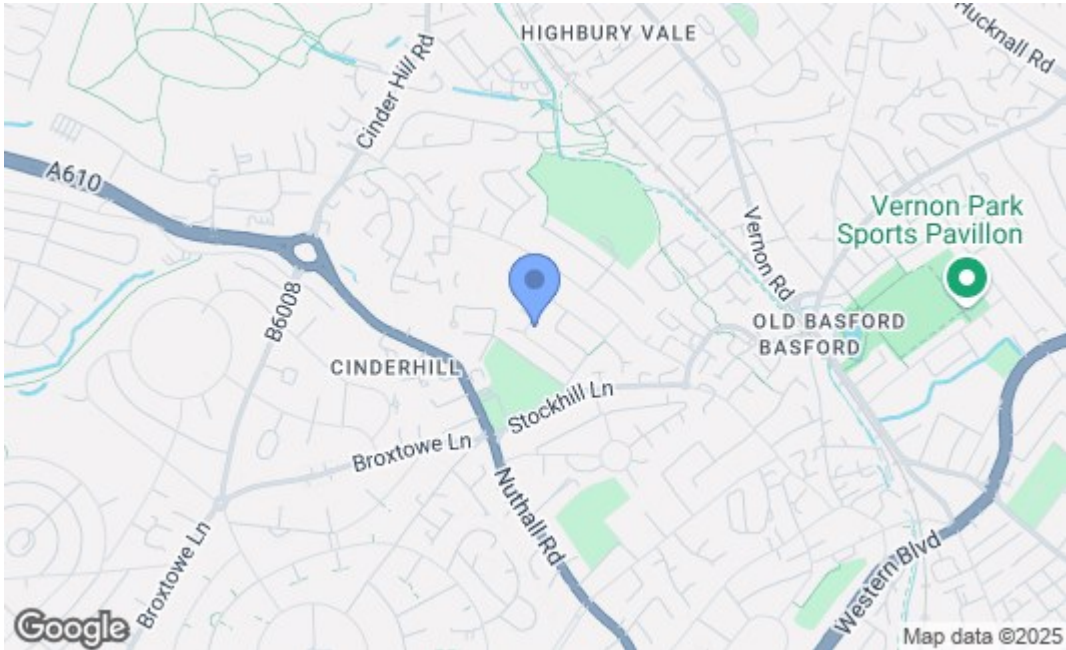
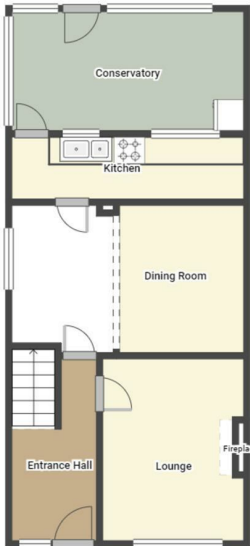
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.