



Leafe Close,  
Chilwell, Nottingham  
NG9 6NR

**£275,000 Freehold**





Situated in the charming area of Beeston, Nottingham, this delightful semi-detached house on Leafe Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, young professionals and families. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property also benefits from parking, adding to the convenience of living in this lovely neighbourhood.

Beeston is known for its vibrant community and excellent local amenities, including shops, schools, and parks including Attenborough Nature Reserve, making it a desirable location for families and professionals alike. With good transport links to Nottingham city centre, Derby City Centre, and the Skylink to East Midlands Airport, you can enjoy the best of both worlds – the tranquillity of suburban living and the excitement of city life.

This semi-detached house on Leafe Close is a wonderful opportunity for anyone looking to settle in a friendly and accessible area. Don't miss your chance to make this charming property your new home.



### Entrance Hall

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

### Lounge

13'0" x 11'9" (3.97m x 3.6m )

A carpeted reception room with UPVC double glazed window to the front, radiator, and door to the kitchen diner.

### Kitchen Diner

15'1" x 8'1" (4.6m x 2.47m )

With a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge freezer, plumbing for a washing machine, tiled flooring and splashback, radiator, cupboard housing the boiler, a useful large under stairs storage cupboard, UPVC double glazed window to the rear, and a composite door to the rear.

### First Floor Landing

UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

### Bedroom One

11'3" x 8'7" (3.44m x 2.63m )

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

### Bedroom Two

10'0" x 7'10" (3.07m x 2.39m )

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

### Bedroom Three

6'11" x 6'9" (2.12m x 2.08m )

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

### Bathroom

Incorporating a three-piece suite comprising: a corner shower, wash-hand basin inset to vanity unit, WC, laminate flooring, heated towel rail, UPVC double glazed window to the front, extractor fan, and an airing cupboard housing the hot water cylinder.

### Outside

To the front of the property you will find a large tarmac driveway with a gravelled area and gated side access leading to the well-maintained enclosed rear garden, which includes a paved patio, lawn area, a range of stocked beds and borders, 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: None

Accessibility/Adaptions: None

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

Has the Property Flooded?: No

### Disclaimer:

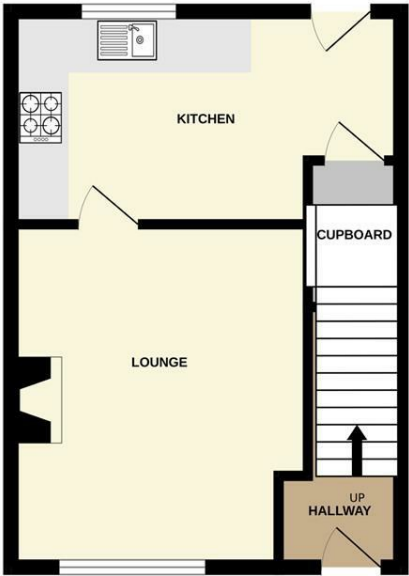
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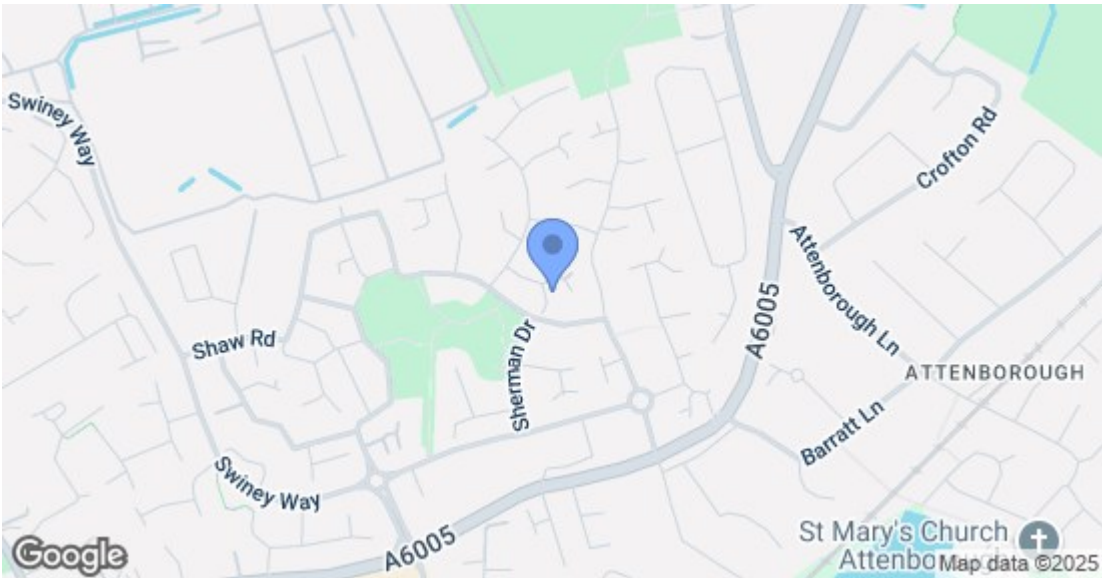




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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		
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