



Longleat Crescent,
Chilwell, Nottingham
NG9 5ET

£300,000 Freehold



An extended Hofton built three bedroom detached house, displaying great potential.

With extensions to the side and rear this large and versatile property requires renovation, though offers fantastic potential for the incoming purchaser to upgrade to their taste and requirements.

In brief the internal accommodation comprises; entrance porch, entrance hallway, kitchen, through lounge diner and utility to the ground floor, rising to the first floor are three good sized doubled bedrooms, bathroom and separate WC.

Outside the property has a large driveway to the front providing ample car standing, and a enclosed primarily lawned garden with patio to the rear and a particularly useful brick detached workshop.

Available to the market with the benefit of chain free vacant possession, and being situated in a sought-after residential location, convenient for local shops, excellent transport links, schools and a wide range of other useful facilities.



Double glazed door leads to porch

Entrance Porch

Second wooden door leads to entrance hallway

Entrance Hallway

Stairs leading to the first floor, radiator, under stair storage cupboard and further storage cupboard.

Lounge Diner

29'1" x 11'0" (8.89m x 3.36m)

UPVC double glazed window to the front and rear, two radiators and a gas fire with tiled Adam-styled surround.

Breakfast Kitchen

13'10" x 7'10" (4.23m x 2.39m)

Fitted with a range of wall and base units, work surfacing with tiled splashback, single sink with double drainer and hot and cold taps, a Valor gas cooker, radiator, UPVC double glazed window and pantry cupboard.

Utility

12'2" x 7'6" (3.71m x 2.29m)

Fitted base units, work surfacing with tiled splashback, single sink and drainer unit with hot and cold taps, a wall mounted Viessman boiler, two UPVC double glazed windows and door to the exterior.

First Floor Landing

UPVC double glazed window.

Bedroom One

13'7" x 11'11" (4.15m x 3.65m)

UPVC double glazed window and radiator.

Bedroom Two

11'4" x 11'0" (3.46m x 3.36m)

UPVC double glazed window, radiator, fitted wardrobe and dressing table.

Bedroom Three

15'5" x 9'2" (4.72m x 2.81m)

Two UPVC double glazed windows and radiator.

Separate WC

Fitted with a low level WC, part tiled walls and obscured UPVC double glazed window.

Bathroom

7'10" x 5'8" (2.41m x 1.73m)

Fitted with a bath, pedestal wash hand basin, part tiled walls, radiator, obscured UPVC double glazed window and store cupboard.

Outside

To the front, the property has a blocked paved drive providing ample car standing, with inset gravel beds and a raised area of paving. A door leads along the side of the property to rear and enclosed garden. The rear garden comprises; patio, outside tap, lawn, mature shrubs and trees and a particularly useful workshop.

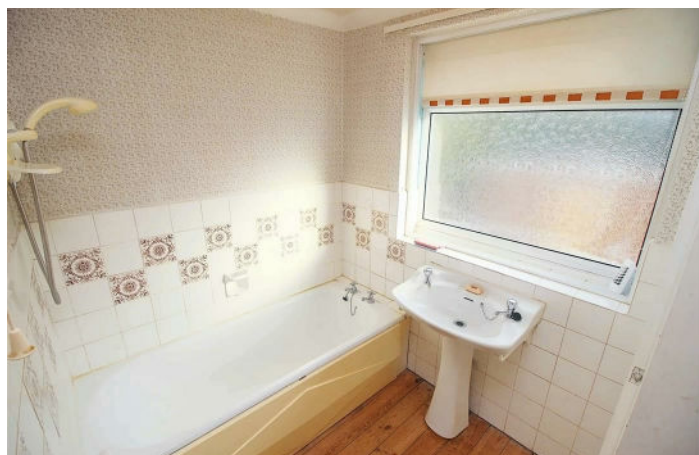
Workshop

28'5" x 10'9" (8.67m x 3.30m)

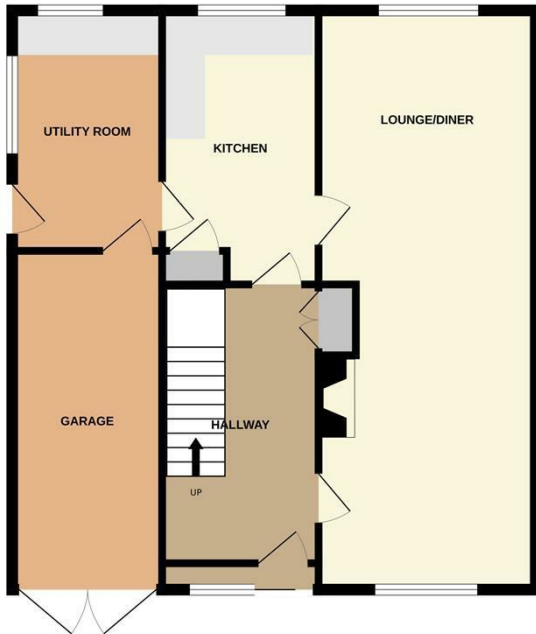
Entrance door to front, five windows, gas central heating, light and power sockets.

Council Tax Band

Broxtowe Borough Council Band D



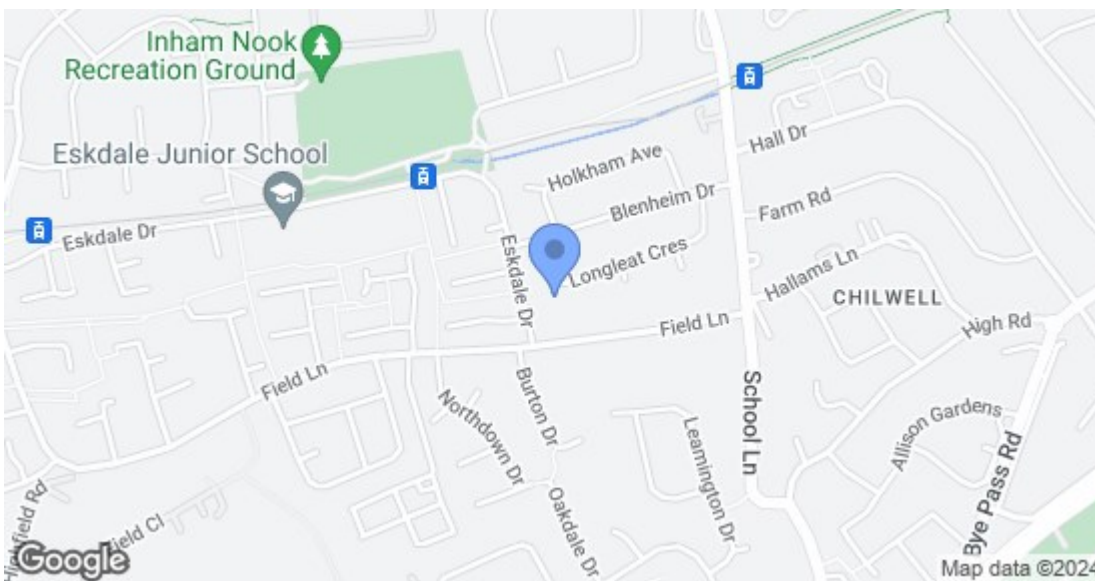
GROUND FLOOR



1ST FLOOR



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 - lowest 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 - highest running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12 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	

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