



**Landcroft Crescent  
Nottingham NG5 5HU**

**£170,000 Freehold**

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOME SITUATED IN  
NOTTINGHAM.



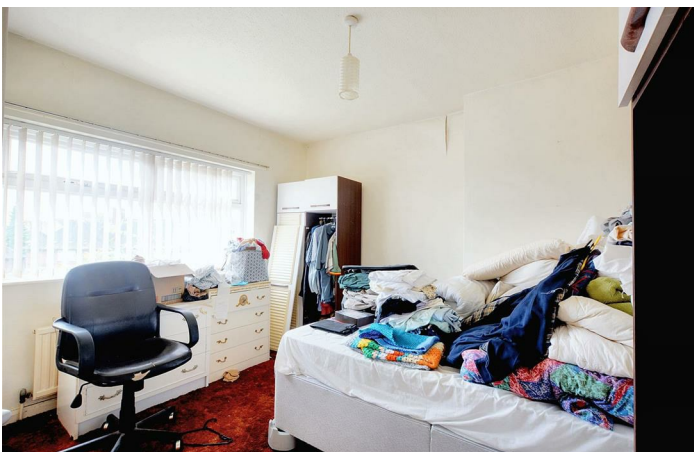
Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM SEMI DETACHED HOME situated in Nottingham.

This property is close to local schools, transport links and shops such as Tesco, Co-op and local eateries. This property has the added benefit from being situated close to the City Hospital making it perfect for NHS workers, there is also the Medi Link bus which also takes you to the QMC.

In brief the property comprises of, lounge, kitchen, two double bedrooms and a bathroom.

To the front of the property there is a driveway providing off the road parking leading up to the car port and freestanding garage, pathway to the front entrance and a large laid to lawn garden. To the rear there is an enclosed rear garden with large laid to lawn gardens, shrubbery and trees planted to the borders with hedging surrounding.

An early viewing on this home is highly recommended to appreciate the accommodation on offer.



### Entrance Hallway

Composite entrance door to the front elevation. Double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into the Living Room and Kitchen

### Living Room

11'5" x 13'6" approx (3.49 x 4.14 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature electric fireplace with wooden mantel and tiled hearth

### Kitchen

6'0" x 17'4" approx (1.84 x 5.29 approx)

Double glazed windows to the side and rear elevation. Lino flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with hot and cold taps. Space and point for a freestanding cooker. Space and point for freestanding fridge and freezer. Space and plumbing for an automatic washing machine. Wall mounted combination boiler. Internal door leading to Rear Hallway

### Rear Hallway

Tiled flooring. Ceiling light point. External glazed door to the side elevation leading to the enclosed rear garden. 2 x Built-in storage cupboards

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Built-in storage cupboard. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

11'6" x 11'2" approx (3.52 x 3.41 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

9'1" x 9'6" approx (2.77 x 2.90 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

### Family Bathroom

7'11" x 9'6" approx (2.43 x 2.91 approx)

Double glazed window to the side elevation. Fully tiled walls. Wall mounted radiator. Ceiling light point. Wall mounted electric shower. Pedestal wash hand basin with dual heat tap. Low level flush WC

### Front of Property

To the front of the property there is a driveway providing off the road parking leading up to the car port and freestanding garage, pathway to the front entrance, a large laid to lawn garden with shrubbery and hedging surrounding

### Rear of Property

To the rear of the property there is an enclosed rear garden with large laid to lawn gardens, shrubbery and trees planted to the borders with hedging surrounding

### Garage

Freestanding garage with wooden doors to the front elevation

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

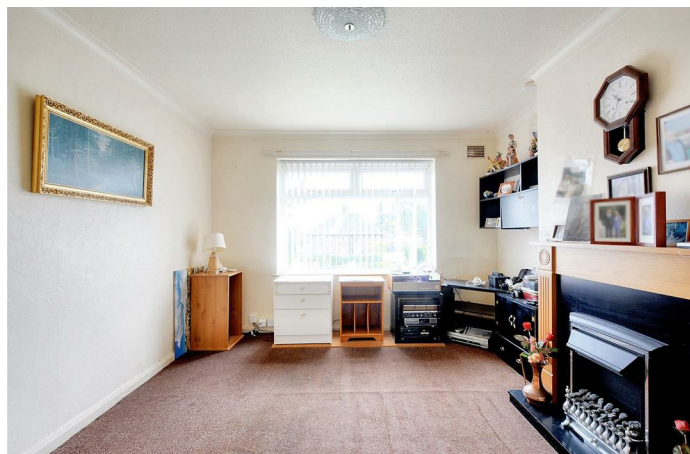
Flood Risk: No flooding in the past 5 years

Flood Defences: No

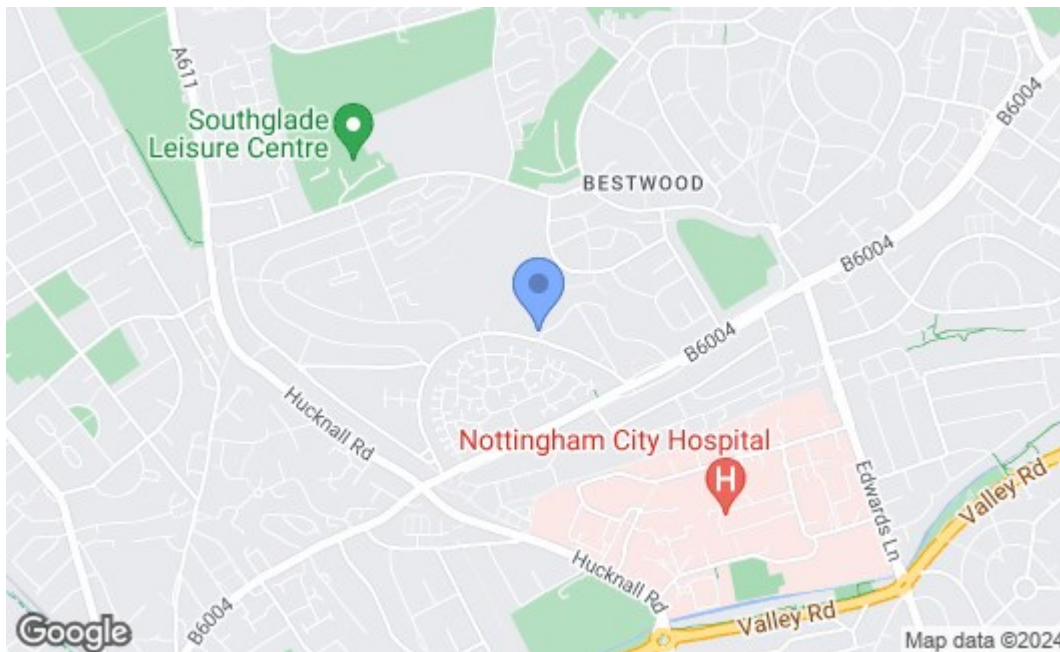
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.