



£230,000

Ladbrooke Crescent, Nottingham NG6 0GR

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Three Bedroom Semi Detached
- Council Tax Band B
- Driveway for off Street Parking and Rear Garden
- Ideal for First Time Buyers and Growing Families
- Viewings Highly Recommended
- Modern Gas Central Heating
- Double Glazed Windows and Doors
- Great Transport Links

## Property Description

New to the market is this nicely presented and modern three bedroom semi detached family home. Located in close proximity to local shops, amenities, schools and parks with excellent transport links into Bulwell Town Centre and Nottingham City Centre via both bus and tram.

## Main Particulars

New to the market is this nicely presented and modern three bedroom semi detached family home. Located in close proximity to local shops, amenities, schools and parks with excellent transport links into Bulwell Town Centre and Nottingham City Centre via both bus and tram.

The accommodation briefly comprises of front entrance into lounge/dining room and fitted kitchen. Staircase leading to the first floor accommodation comprising of three bedrooms and a bathroom. Outside there is a block paved driveway for off street parking with gardens, opportunity to create further parking, continued drive leads to the rear garden. An Ideal Family Home for a First Time Buyer or Growing Families. Viewings Highly Recommended!

### Entrance Hall

Double glazed upvc entrance into hallway with central heating radiator, stairs leading to the first floor and door leading into;

### Lounge

4.01m x 3.89m (13' 2" x 12' 9") with double glazed window to the front elevation, central heating radiator and feature fire place with inset gas fire (untested).

### Dining Room

3.24m x 2.68m (10' 8" x 8' 10") with double glazed window to the rear elevation and central heating radiator.

### Kitchen

2.98m x 2.26m (9' 9" x 7' 5") fitted with range of base and wall units in white, stainless steel oven and gas hob with chimney air extractor over, stainless steel one and half bowl sink and drainer, plumbing for washing machine, modern combination gas central heating / hot water boiler. Upvc double glazed window to the side elevation and door to the rear elevation.

### Landing

2.34m x 1.93m (7' 8" x 6' 4") with double glazed window to the side elevation, loft access and doors leading to;

### Bedroom

3.88m x 2.47m (12' 9" x 8' 1") dimensions to the front of the wardrobes; upvc double glazed window to the front elevation, central heating radiator and sliding door wardrobe storage.

### Bedroom

3.25m x 2.97m (10' 8" x 9' 9") upvc double glazed window to the rear elevation, central heating radiator and cupboard storage.

### Bedroom

2.93m x 1.93m (9' 7" x 6' 4") upvc double glazed window to the front elevation, central heating radiator and cupboard storage.

#### Bathroom

1.93m x 1.69m (6' 4" x 5' 7") Fitted three piece suite with mains feed shower over the bath, low flush wc, pedestal wash basin, upvc double glazed window to the rear elevation and ceiling air extractor.

#### Outside

Front lawn garden with borders, block paved drive way leading to garage with rear garden mainly of lawn with borders and paved patio area.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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