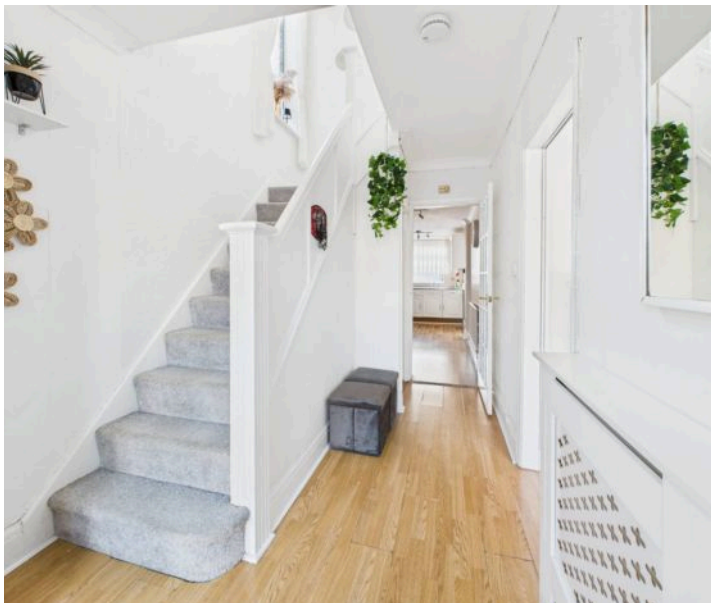




11 Leacraft Road, Nottingham - NG8 5GG

Guide Price **£290,000**

DavidJames
the estate agent



11 Leacroft Road

Nottingham, Nottingham

NO CHAIN! 3 bedroom semi-detached family home close to frequent transport links and local amenities with easy access to the Ring Road! 2 reception rooms, kitchen, enclosed garden and driveway parking.

Council Tax band: B

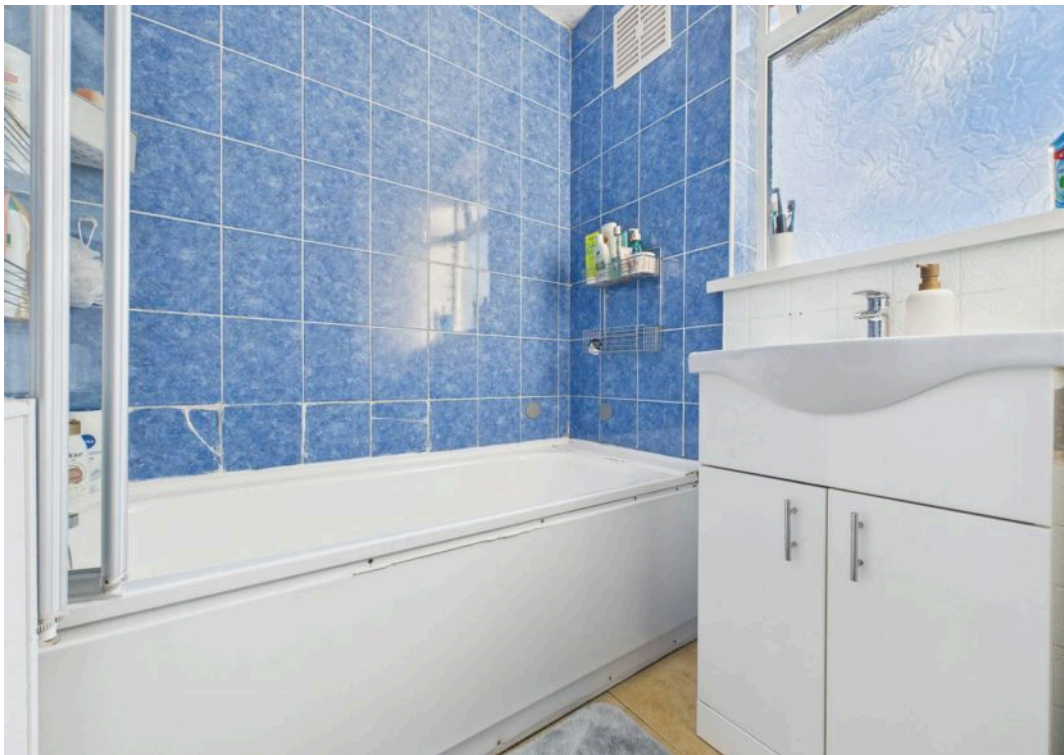
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home offered to the market with no upward chain
- Enclosed entrance porch leading into welcoming hallway with wood-effect flooring
- Spacious rear lounge/dining room with neutral décor and patio doors to garden
- Separate front sitting room
- Well-appointed kitchen with integrated appliances and stone-effect worktops
- Three first-floor bedrooms including two generous double bedrooms and a versatile third guest bedroom/home office
- Modern bathroom with electric shower
- Separate WC providing practicality for family living
- Fully enclosed rear garden with patio seating area and lawn
- Convenient location close to amenities, schools and transport links







Floor 0



Floor 1



Approximate total area⁽¹⁾
95.9 m²
1032 ft²
Reduced headroom
0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.