



21 Leonard Avenue, Nottingham - NG5 2LW

Guide Price **£350,000 - £375,000**

DavidJames
the estate agent



21 Leonard Avenue

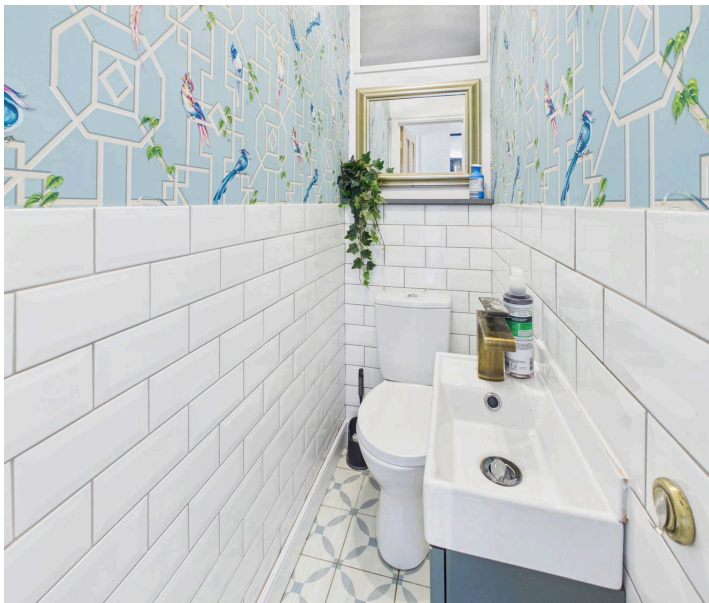
Nottingham, Nottingham

GUIDE PRICE £350,000–£375,000 Stylishly-presented 3 bed semi-detached period home close to Sherwood's excellent amenities! 2 reception areas, contemporary kitchen & bathroom plus a landscaped garden!

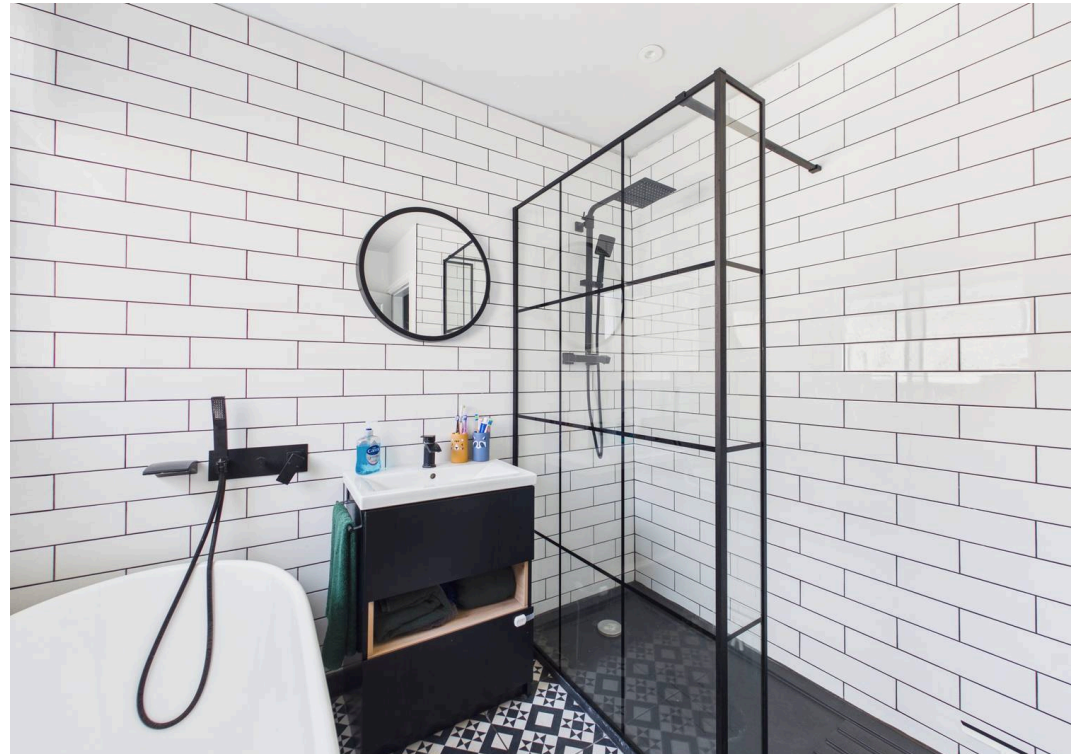
Council Tax band: B

Tenure: Freehold

- Stylishly-presented semi-detached period home
- Beautifully blends character features with high-quality modern upgrades throughout
- Close to Sherwood's vibrant nearby amenities, popular schools and City-bound transport links
- Two elegant reception rooms with engineered wood flooring and feature fireplaces
- Stunning contemporary kitchen with a feature breakfast bar seating area
- Three well-presented double bedrooms
- Luxurious four-piece family bathroom with a freestanding bath and double-width rainfall shower enclosure
- Large boarded loft space with power, lighting and a Velux-style window
- Generous landscaped rear garden with a large patio seating area and lawn
- Driveway parking to the front of the property









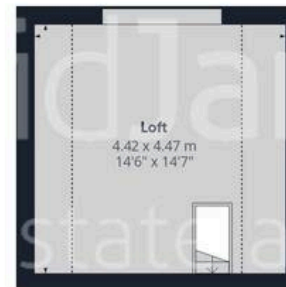
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

141 m²

1519 ft²

Reduced headroom

6.1 m²

66 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.

GIRAFFE360



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