



**Leonard Street, Bulwell, Nottingham, NG6 8RR**  
£185,000 Freehold

  
**MARTIN&CO**

# Leonard Street, Bulwell

3 Bedrooms, 2 Bathroom

£185,000

- Three Bedroom End Town House
- No Onward Chain
- Popular Development
- Excellent Transport Links
- Master Bedroom With En-Suite
- No Onward Chain
- Freehold

Situated in this popular residential location affording access to excellent transport links and being offered with no onward chain, this modern three bedroom end town house requires early viewing. The accommodation briefly comprises of an entrance hall, ground floor w.c., lounge, dining room with French Doors to the rear garden, fitted kitchen, three bedrooms (master with fitted wardrobes and en-suite) and a family bathroom. Externally, the property has an enclosed rear garden, driveway and single garage.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external door with fitted carpet, wall mounted radiator and ceiling light.

**GROUND FLOOR WC** With a low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, opaque uPVC double glazed window to the front elevation and ceiling light.

**LIVING ROOM** 15' 8" x 13' 7" (4.78m x 4.14m) With a fitted carpet, uPVC double glazed window to the front elevation, electric fire and surround, wall mounted radiator, stairs rising to the first floor and ceiling light.

**DINING ROOM** 10' 1" x 8' 2" (3.07m x 2.49m) With a fitted carpet, uPVC double glazed French Doors to the rear garden, under stairs storage cupboard, wall mounted radiator and ceiling light.

**KITCHEN** 10' 2" x 7' 4" (3.1m x 2.24m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and

drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, ceramic tiled flooring, uPVC double glazed window to the rear elevation and external door to the rear garden and fitted ceiling spotlights.

**LANDING** With a fitted carpet, storage cupboard, wall mounted radiator and ceiling light.

**MASTER BEDROOM** 9' 2" x 8' 11" (2.79m x 2.72m) With a fitted carpet, uPVC double glazed window to the rear elevation, fitted wardrobe with sliding mirrored doors, wall mounted radiator and en-suite.

**EN-SUITE** Comprising of a shower enclosure with a mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator and fitted ceiling spotlights.

**BEDROOM TWO** 9' 5" x 7' 10" (2.87m x 2.39m) With a fitted carpet, uPVC double glazed window to the front

elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 7' 10" x 6' (2.39m x 1.83m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light.

**BATHROOM** Comprising of a panelled bath, pedestal wash hand basin, low flush w.c., vinyl flooring, wall mounted radiator, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

**EXTERNAL** The property has an enclosed rear garden which is mainly laid to lawn with a patio area, mature shrubs and trees and a fenced boundary. To the front is a driveway leading to a single garage with up and over door, power and lighting.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
749.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

