



**6 Leen Close, Bestwood Village, Nottingham,
Nottinghamshire NG6 8XD**

£375,000

Tel: 0115 9680268



- Detached Family Home
- Bestwood Country Park Close
- Viewing Essential To Appreciate
- Beautifully Presented Throughout
- Four Bedrooms
- Modern Dining Kitchen
- Stunning Far Reaching Views
- Large Landscaped Garden

A stunning detached family home with views to match on the doorstep of Bestwood country park. We simply cannot start anywhere else than the placement of this delightful four bedroom family home and the simply irresistible panoramic views that span your whole eye line to the rear of this property. The home itself is pristine and beautifully maintained throughout with an easy on the eye modern and neutral feel throughout with a modern high gloss kitchen, two further reception rooms and a conservatory which is a perfect addition to a house with far reaching views over the charming and established private rear garden and those unbelievable far-reaching views beyond. The property also benefits from eighteen solar panels which are owned by the property which certainly come into their own helping with lowering day to day living costs.

The accommodation comprises an initial entrance hall with access into a downstairs cloakroom & WC, spacious living room with French doors opening onto the delightful rear garden and double opening glazed doors into the dining room. There is a modern kitchen fitted with a stylish range of high gloss units and integrated appliances and a further set of bi-folding oak glazed doors into the conservatory. To the first floor landing there are four bedrooms including two spacious doubles with the master enjoying a contemporary and high quality range of fitted wardrobes with inset LED underlighting and finally a family bathroom with a three piece suite.

Externally, as mentioned above this home is fantastic on the inside but the outside is quite simply exquisite not only its elevated position on the select street of Leen Close which is on a lovely quaint residential cul-de-sac within walking distance to Bestwood country park but also the plot this property sits on having a sweeping block paved driveway frontage with a cut out border fully stocked with mature planting and double wooden gates which opens onto a further large section of further driveway space perfect for parking multiple vehicles or even a caravan, camper or space to build a garage if required. The rear garden is beautifully landscaped having an initial curved and edged Indian sandstone patio, roller shade canopy, two garden sheds, large yet manageable well kept lawns and borders again fully stocked with mature plants, shrubs and trees with secure boundaries to all sides and again enjoying that magnificent view from anywhere on the garden.

So with all this in mind, if you are in the market for a family home with a view which would be the envy of all then call us today to book your viewing as a home of this nature is a rare find in this current market.

ENTRANCE HALL

w: 2.18m x l: 1.52m (w: 7' 2" x l: 5')

A pleasant entrance to the property with a contemporary radiator, ceiling light point and stairs rising to the first floor landing with oak and chrome banister and spindles.

DOWNSTAIRS WC

w: 1.65m x l: 1.3m (w: 5' 5" x l: 4' 3")

A well proportioned cloakroom and downstairs WC. With a Low flush WC and a wash hand basin. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

LOUNGE

A wonderful naturally light living room with a modern and stylish neutral fireplace with inset gas fire. There are also two radiators, two ceiling light points, oak glazed doors opening into the dining room and double glazed French doors opening onto the stunning rear garden.

OPEN PLAN DINING KITCHEN

w: 6.58m x l: 2.87m (w: 21' 7" x l: 9' 5")

Former a separate kitchen and dining room which has been seamlessly adjoined to create an open plan dining kitchen with underfloor heating in both rooms.

DINING ROOM

w: 2.9m x l: 2.87m (w: 9' 6" x l: 9' 5")

A well placed dining room with a radiator, under floor heating, ceiling light point, bi-folding oak glazed doors opening into the conservatory and an open plan access into the:

KITCHEN

w: 3.53m x l: 2.87m (w: 11' 7" x l: 9' 5")

A stylish ice white range of wall cupboards, base units and drawers with working surfaces over. Inset sink with chrome mixer and boiler tap over, four ring gas hob with extractor hood over. Integrated double oven, fridge, freezer and washing machine. There is also a tiled floor with underfloor heating, ceiling spotlights, under counter lighting, double glazed window to the front elevation and a double glazed composite side entrance door.

CONSERVATORY

w: 3.28m x l: 1.55m (w: 10' 9" x l: 5' 1")

A perfect addition to a house with a view and garden like this. With a radiator, lighting and a double glazed door opening onto the rear garden.

FIRST FLOOR LANDING

w: 2.9m x l: 1.55m (w: 9' 6" x l: 5' 1")

With ceiling spotlights.

BEDROOM ONE

w: 3.68m x l: 2.97m (w: 12' 1" x l: 9' 9")

A large double bedroom fitted with a stylish range of bespoke fitted wardrobes with high gloss wardrobes with inset underlighting. There is a radiator, ceiling spotlights and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.12m x l: 2.92m (w: 10' 3" x l: 9' 7")

A second double bedroom with an internally built wardrobe with inset hanging rails. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 2.84m x l: 1.91m (w: 9' 4" x l: 6' 3")

A third bedroom again with a internally fitted wardrobe, ceiling light point and a radiator and a double glazed window to the rear elevation enjoying that stunning panoramic view.

BEDROOM FOUR

w: 2.64m x l: 1.98m (w: 8' 8" x l: 6' 6")

A fourth and final bedroom currently in use as a study with a ceiling light point and a radiator and a double glazed window to the rear elevation enjoying that stunning panoramic view.

FAMILY BATHROOM

w: 2.36m x l: 1.73m (w: 7' 9" x l: 5' 8")

With a three piece suite comprising a panelled bath with shower over, fitted vanity unit with storage cupboards, inset wash hand basin and Low flush WC with concealed cistern. There is also a heated towel radiator, underfloor heating, ceiling lighting, tiled floor, tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, as mentioned above this home is fantastic on the inside but the outside is quite simply exquisite not only its elevated position on the select street of Leen Close which is on a lovely quaint residential cul-de-sac within walking distance to Bestwood country park but also the plot this property sits on having a sweeping block paved driveway frontage with a cut out border fully stocked with mature planting and double wooden gates which opens onto a further large section of further driveway space perfect for parking multiple vehicles or even a caravan, camper or space to build a garage if required. The rear garden is beautifully landscaped having an initial curved and edged Indian sandstone patio, roller shade canopy, two garden sheds, large yet manageable well kept lawns and borders again fully stocked with mature plants, shrubs and trees with secure boundaries to all sides and again enjoying that magnificent view from anywhere on the garden.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advice on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.















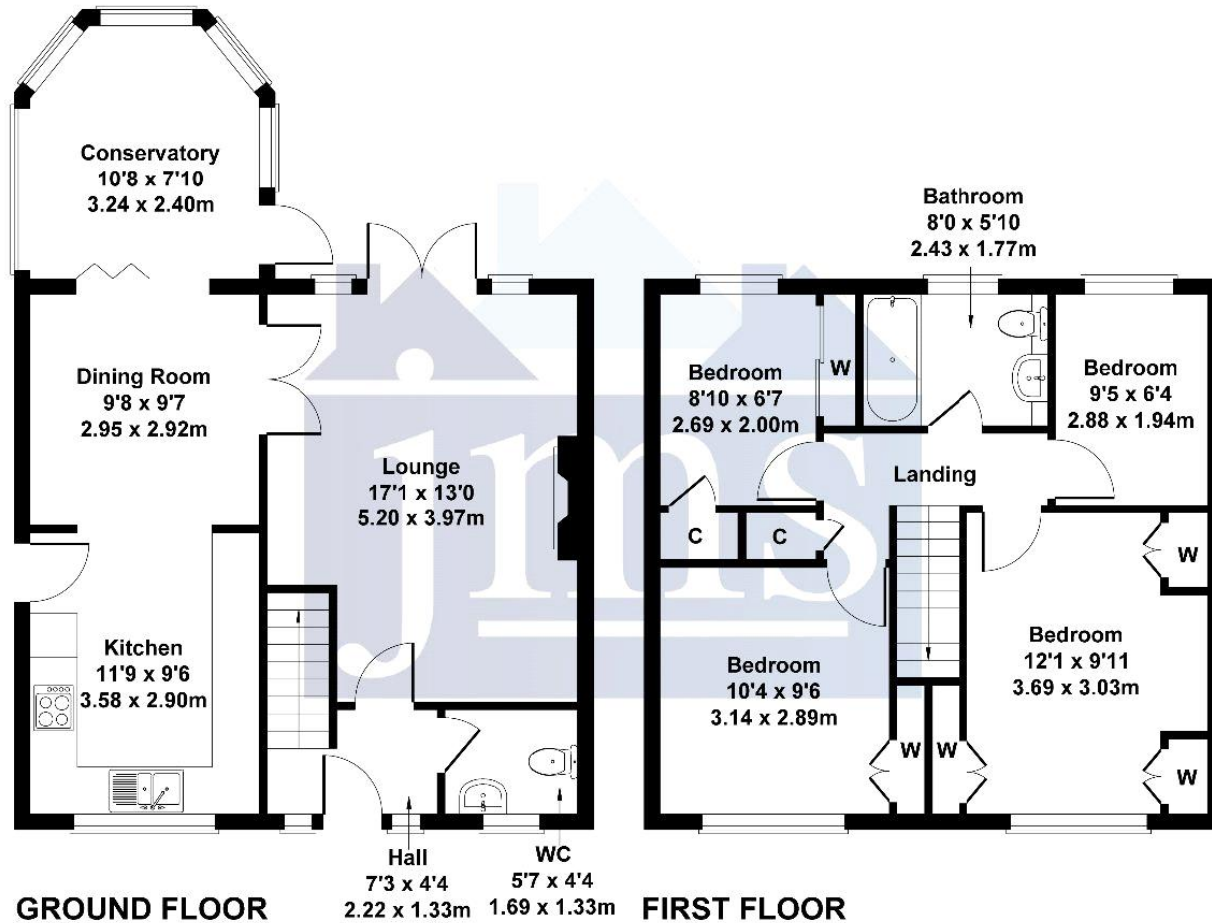






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Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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