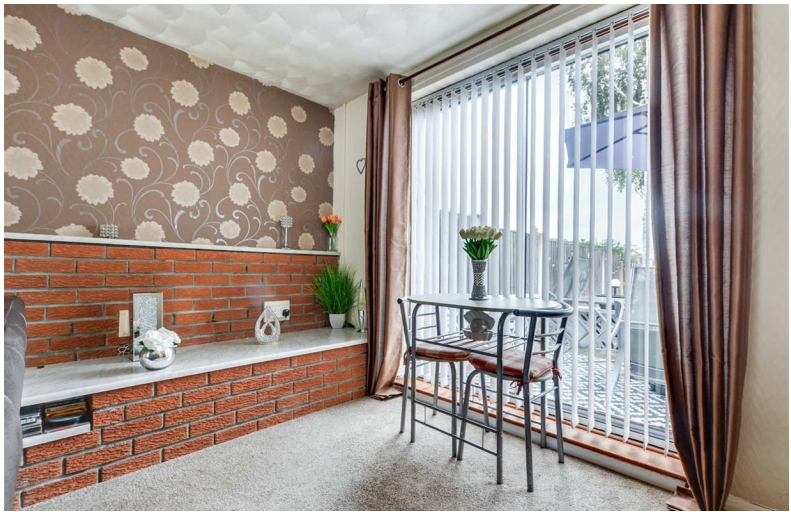
Robert Ellis

look no further. . .



Kinlet Road
Bestwood, Nottingham NG5 5JT

THREE BED SEMI-DETACHED FAMILY PROPERTY, VIEWING RECOMMENDED

Asking Price £200,000 Freehold

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ROBERT ELLIS ESTATE AGENTS are delighted to present this well-maintained THREE BEDROOM SEMI-DETACHED FAMILY HOME, situated in a popular residential location within easy reach of Nottingham City Centre and a range of local amenities.

The property offers spacious and well-planned accommodation across two floors, making it an ideal purchase for FIRST-TIME BUYERS, GROWING FAMILIES, or INVESTORS.

Upon entering, the property benefits from a welcoming entrance hallway leading into a bright and airy lounge, with a separate fitted kitchen providing ample storage and space for dining. To the first floor are three generously sized bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property boasts a DRIVEWAY providing off-road parking, with an ENCLOSED REAR GARDEN offering a private outdoor space perfect for children or entertaining.

Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING throughout, and the property is offered to the market with NO UPWARD CHAIN, allowing for a swift and hassle-free transaction.

We highly recommend an internal viewing to fully appreciate the potential this fantastic home has to offer – contact the office today to arrange your appointment.

Entrance Hall
8'9 x 2'10 approx (2.67m x 0.86m approx)
UPVC double glazed door to the front, stairs to the first floor, radiator, laminate flooring, cupboard housing the meters, ceiling light point and panelled doors to:

Lounge/Dining Room
10'1 x 22'11 approx (3.07m x 6.99m approx)
This dual aspect lounge/diner benefits from having a UPVC double glazed window to the front with sliding double glazed patio doors to the rear, feature fireplace incorporating a brick surround, marble hearth and back panel and Living Flame gas fire, double radiator, ceiling light points.

Kitchen
18'1 x 7'8 approx (5.51m x 2.34m approx)
Two UPVC double glazed windows to the side, range of matching wall and base units with work surfaces over, 1½ bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated Whirlpool double oven, four ring ceramic hob above and extractor over, space and plumbing for a washing machine, laminate flooring, breakfast bar, space for a dining table, space and point for a free standing fridge freezer, UPVC double glazed window to the rear, ceiling light point, large understairs storage cupboard, archway leading through to entrance hallway.

First Floor Landing
Loft access hatch, ceiling light points, airing/storage cupboard housing the hot water cylinder and panelled doors to:

Bedroom 1
11'10 x 10'1 approx (3.61m x 3.07m approx)
UPVC double glazed window to the front, radiator, ceiling light point and built-in wardrobes.

Bedroom 2
11'3 x 10'7 approx (3.43m x 3.23m approx)
UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 3
11'9 x 5'10 approx (3.58m x 1.78m approx)
UPVC double glazed window to the front, radiator, ceiling light point.

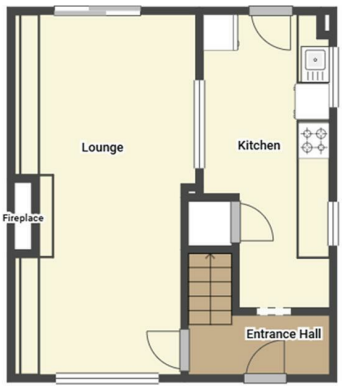
Bathroom
7'1 x 7'8 approx (2.16m x 2.34m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., pedestal wash hand basin, walk-in shower enclosure with electric shower above, tiled splashbacks, radiator, ceiling light point.

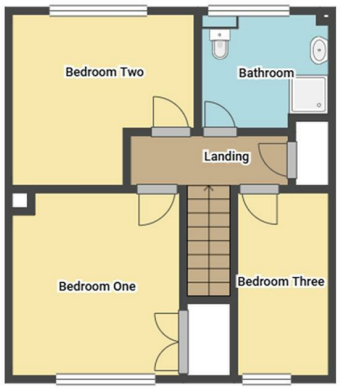
Outside
To the front of the property there is a garden laid to lawn with driveway providing off road parking, wall and fencing to the boundaries.

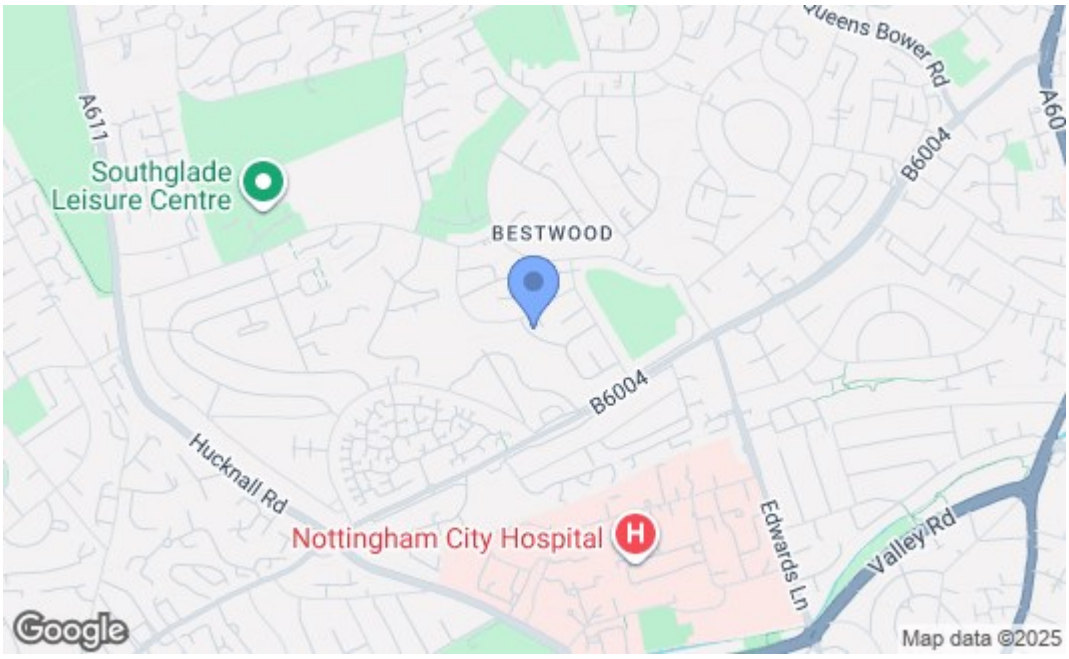
To the rear there is a good size enclosed garden, laid mainly to lawn with a large paved patio area, fencing to the boundaries and matures shrubs and trees planted to the borders.

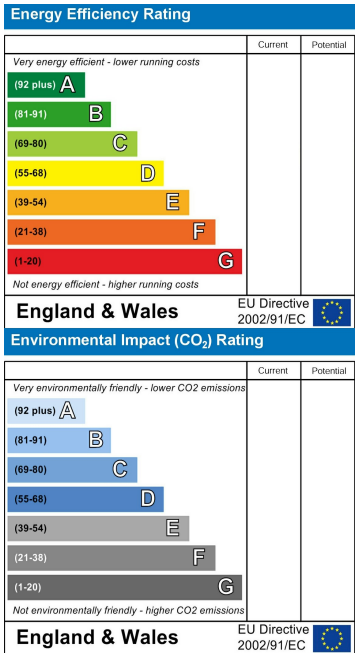
Council Tax
Nottingham Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 2mbps Superfast 40mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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