



Grasmere Road,  
Beeston, Nottingham  
NG9 3AQ

**£315,000 Freehold**





Located in the sought-after area of Beeston, Nottingham, this delightful three-bedroom house on Grasmere Road offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, making it a wonderful hub for family gatherings.

The property boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, catering to the needs of modern living.

Outside, you will find parking available for one vehicle, ensuring ease of access and convenience. The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

This house on Grasmere Road presents a fantastic opportunity for the incoming purchaser to upgrade and reconfigure to suit their own personal needs and requirements, and those seeking a comfortable home in a vibrant community. With its inviting atmosphere and practical features, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your own.





### Porch

With UPVC double glazed French doors to the front, and a secondary door with flanking windows to the entrance hall.

### Entrance Hall

With laminate flooring, stairs to the first floor, radiator and doors to the kitchen and lounge diner.

### Lounge Diner

26'4" x 11'4" (8.03m x 3.46m )

A carpeted reception room with two radiators, gas fire with Adam style mantle, UPVC double glazed bay window to the front, and double glazed sliding doors to the rear patio.

### Kitchen

15'5" x 6'9" (4.7m x 2.07m )

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for a cooker, plumbing for a washing machine, space for a fridge and freezer, tiled flooring and splashbacks, radiator, UPVC double glazed window to the rear and both sides, a useful pantry cupboard, and UPVC double glazed door to the side.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch, and doors to the WC, bathroom and three bedrooms.

### Bedroom One

15'8" x 11'2" (4.8m x 3.42m )

A carpeted double bedroom with fitted wardrobes, UPVC double glazed bay window to the front, and radiator.

### Bedroom Two

11'3" x 10'3" (3.43m x 3.14m )

A carpeted double bedroom with UPVC double glazed window to the rear, and radiator.

### Bedroom Three

9'10" x 6'4" (3m x 1.95m )

A carpeted bedroom with UPVC double glazed window to the front, and radiator.

### Bathroom

Incorporating a panelled bath, wash-hand basin inset to vanity unit, tiled flooring and walls, electric shaver point, spotlights, and airing cupboard housing the hot water cylinder, and radiator.

### WC

Fitted with a low level WC, tiled flooring and walls, radiator, and UPVC double glazed window to the side.

### Outside

To the front of the property you will find a small lawned garden with mature shrubs and a blocked paved driveway with gated side access leading to the generous private and enclosed rear garden, which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, useful summer house, and fence boundaries.

### Garage

A single garage with double garage doors to the front and a window to the side.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

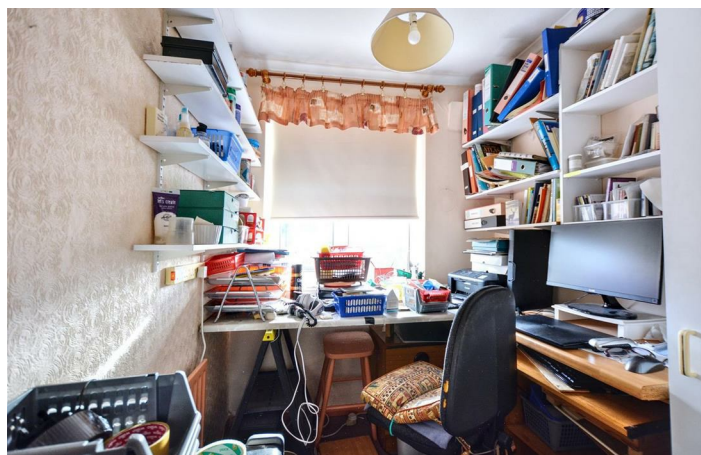
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

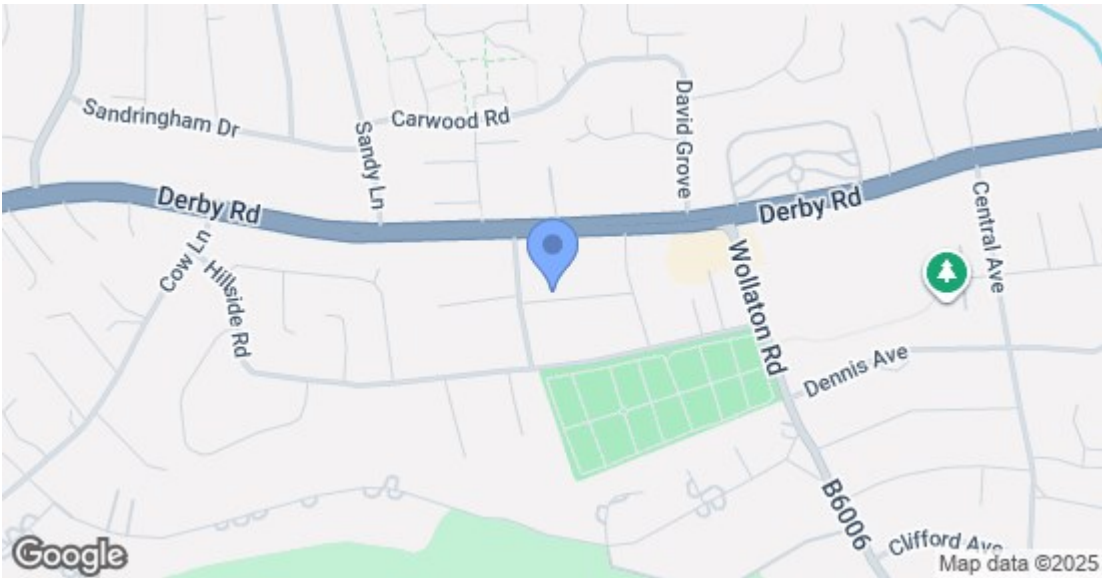
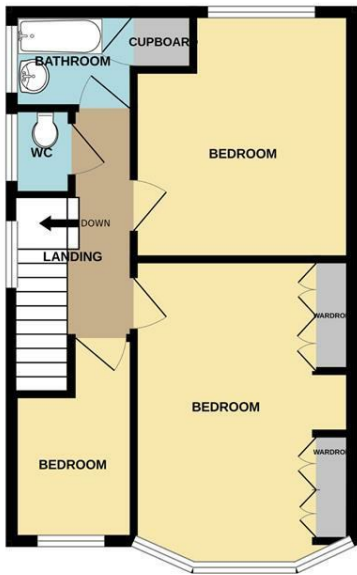
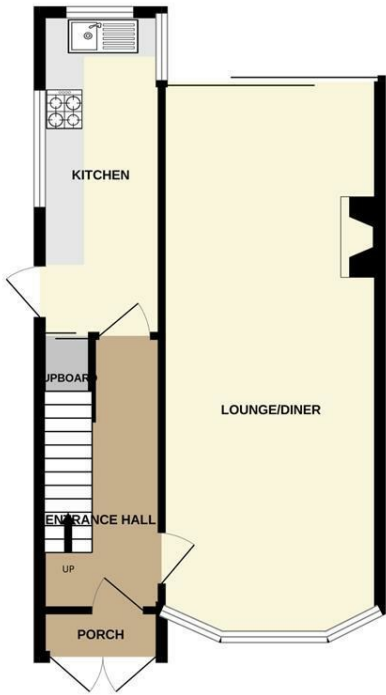
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		58
	30	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.