Robert Ellis

look no further. . .

Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PA

£265,000 Freehold

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Situated in Beeston Rylands, you are positioned with a wealth of local amenities on your doorstep including shops, Beeston marina, public houses, healthcare facilities, schools, restaurants, and transport links.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals, or growing families.

In brief the internal accommodation comprises; an entrance hall, living room, dining room and kitchen to the ground floor. Then rising up to the first floor are two double bedrooms, a single bedroom and family bathroom.

Outside the property to the front is a walled garden with gated driveway leading to the side of the property. The rear garden is primarily lawned, with a decked seating area.

Having been a well-loved family home by the current homeowners, this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Hall
A composite door through to the entrance hall, with laminate flooring and radiator.

Lounge
13'0" x 10'2" (3.98m x 3.11m)
Reception room, with carpeted flooring, radiator and UPVC double glazed bay window to the front aspect.

Dining Room
13'8" x 10'2" (4.19m x 3.12m)
Reception room, with laminate flooring, radiator and UPVC double glazed door out to the garden.

Kitchen
10'5" x 5'6" (3.20m x 1.69m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, dishwasher and washing machine, UPVC double glazed window to the rear aspect and door to the side passage.

First Floor Landing
A carpeted landing space with UPVC double glazed window to the side aspect.

Bedroom One
13'8" x 10'2" (4.19m x 3.12m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two
10'11" x 9'1" (3.35m x 2.79m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

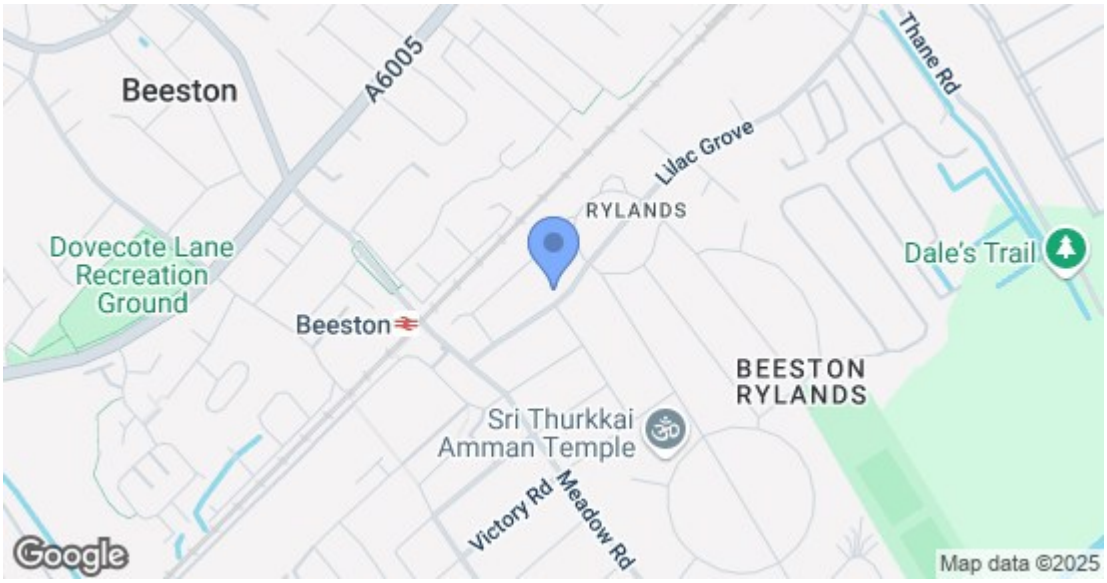
Bedroom Three
7'10" x 6'8" (2.39m x 2.05m)
A carpeted single bedroom, with radiator and UPVC double glazed window to the rear aspect.

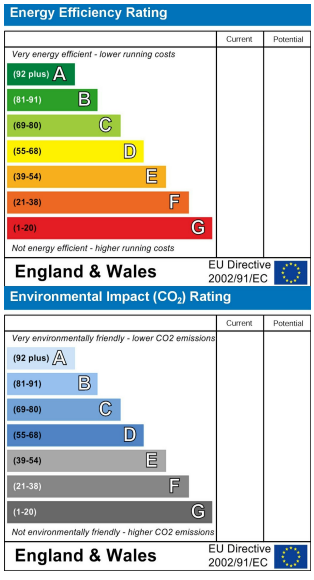
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, vinyl flooring, heated towel rail, cupboard housing the boiler and UPVC double glazed window to the side and rear aspect.

Outside
To the front of the property is a walled garden with flower bed space and driveway with ample off-street parking for one car. The rear is primarily lawned with both a decked and paved seating area and space for a shed.

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
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.





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