

Cator Lane,  
Beeston, Nottingham  
NG9 4BG

**£355,000 Freehold**



An attractive bay fronted three bedroom semi detached house with an extension to the rear.

Having been comprehensively renovated to a good standard by the current Vendor, including an extension to the rear accommodating an impressive open plan kitchen diner with bi-fold doors to the rear garden, this stylish house offers ready to move into accommodation.

In brief, the bright and contemporary interior comprises entrance hall, sitting room, WC, open plan kitchen diner with feature Velux windows. Rising to the first floor are two double bedrooms, further single bedroom and a family bathroom.

Outside, the property has a drive to the front providing ample car standing and to the rear has a landscaped, easily maintained garden with patio and synthetic grass.

Occupying a sought-after and established residential location, convenient for local schools, the NET tram, shops, parks and a wide range of other facilities, this excellent property is well worthy of viewing.



## ENTRANCE

A recessed porch shelters the composite double glazed entrance door with flanking windows.

## HALLWAY

Tiled flooring, radiator, stairs to first floor landing.

## SITTING ROOM

12'5" x 12'4" (3.80 x 3.78)

uPVC double glazed bay window to the front with fitted shutters, radiator.

## WC

Fitments in white comprising WC, wash hand basin inset to vanity unit with tiled splashbacks, uPVC double glazed window, tiled flooring.

## OPEN PLAN KITCHEN DINER

18'11" x 17'10" max (5.79 x 5.46 max)

With an extensive range of fitted wall and base units, oak work surfacing with splashback, one and a half bowl sink with mixer tap, inset electric hob with extractor above, inset electric oven and microwave, integrated fridge and freezer, integrate washing machine and dishwasher, two radiators, two feature Velux windows, double glazed bi-fold doors leading to the rear garden, tiled flooring, spotlights, further uPVC double glazed window.

## FIRST FLOOR LANDING

uPVC double glazed window.

## BEDROOM ONE

12'6" x 12'2" (3.83 x 3.73)

uPVC double glazed bay window with shutters, radiator, fitted wardrobes.

## BEDROOM TWO

12'4" x 12'0" (3.77 x 3.68)

uPVC double glazed window, radiator, fitted wardrobes.

## BEDROOM THREE

7'5" x 7'0" (2.27 x 2.14)

uPVC double glazed window, radiator, fitted cupboard.

## BATHROOM

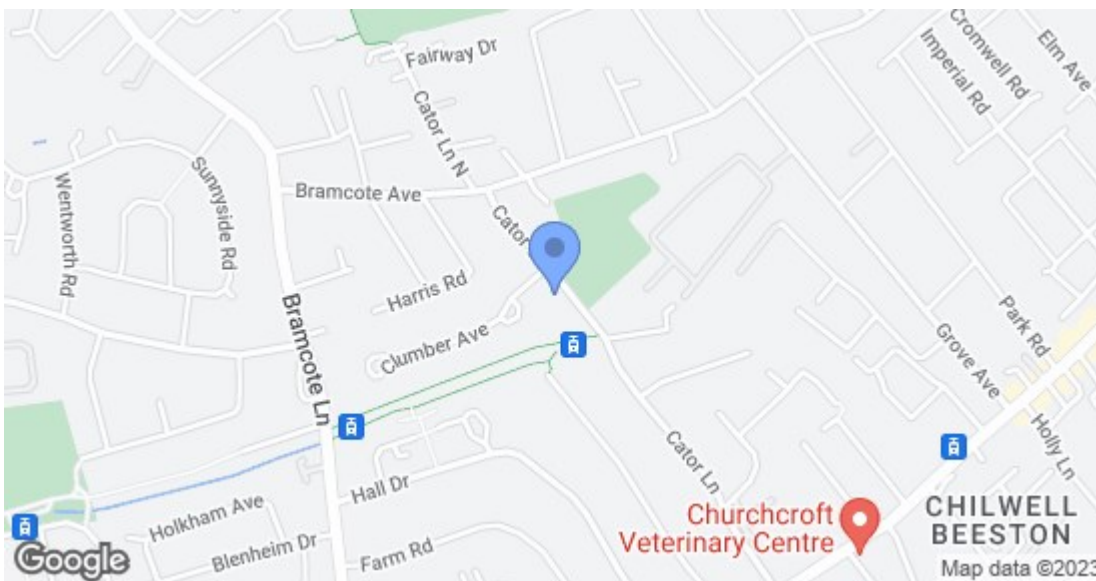
A modern suite in white comprising WC, wash hand basin

inset to vanity unit, shower cubicle with Mira shower over, fully tiled walls, tiled floor, uPVC double glazed windows, wall mounted heated towel rail, spotlights, extractor.

## OUTSIDE

To the front of the property there is a block paved driveway providing ample car standing with gated access leading along the side of the property. To the rear of the property there is an enclosed and private landscaped garden with large patio with outside tap and a raised area of synthetic lawn with sleepers.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.