Robert Ellis

look no further...

Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PF

£290,000 Freehold

0115 922 0888

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A well-presented three bedroom, semi detached property with an extended kitchen and driveway at the rear.

Situated in Beeston Rylands, you are within close proximity to fantastic local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

This great 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 extended kitchen to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom, bathroom and seperate WC.

Outside to the front is a pawned garden with gated access leading to the side and rear. The rear is also primarily lawned with a paved driveway and detached garage.

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

Entrance Hall
Composite door through to the entrance hall with tiled flooring and radiator.

Living Room
12'3" x 10'2" (3.75m x 3.11m)
Reception room, with laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

Dining Room
14'0" x 10'1" (4.28m x 3.09m)
Reception room, with laminate flooring, radiator, gas fireplace and UPVC double glazed door to the rear garden.

Kitchen
10'5" x 10'4" (3.20m x 3.16m)
A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Integrated washer dryer, space and fittings for freestanding appliances to include gas cooker and fridge freezer, access to the pantry cupboard, UPVC double glazed window to the rear aspect and UPVC double glazed window and door to the side aspect.

First Floor Landing
Carpeted flooring, with access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
13'6" x 9'1" (4.13m x 2.77m)
A double bedroom with carpeted flooring, radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Two
10'10" x 9'1" (3.32m x 2.77m)
A double bedroom with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

Bedroom Three
7'10" x 6'8" (2.41m x 2.05m)
A single bedroom, with carpeted flooring, radiator and UPVC double glazed window to the front aspect.

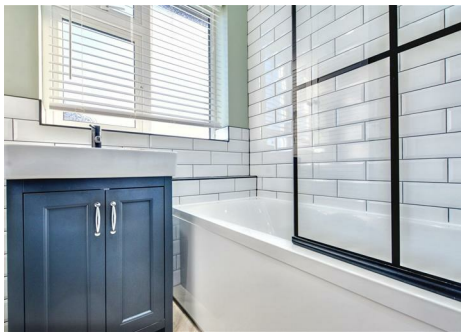
Bathroom
Incorporating a three piece suite comprising: bath with mains controlled shower over and glass shower screen, wash-hand basin inset to vanity unit, wall mounted heated towel rail, part tiled walls, cupboard housing the boiler and UPVC double glazed window to the rear aspect.

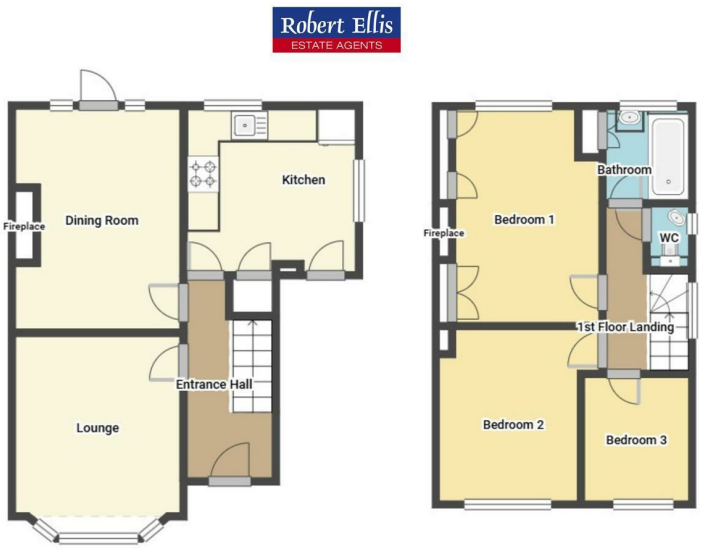
Separate WC
Fitted with a low flush WC, corner wall mounted wash-hand basin, and UPVC double glazed window to the side aspect.

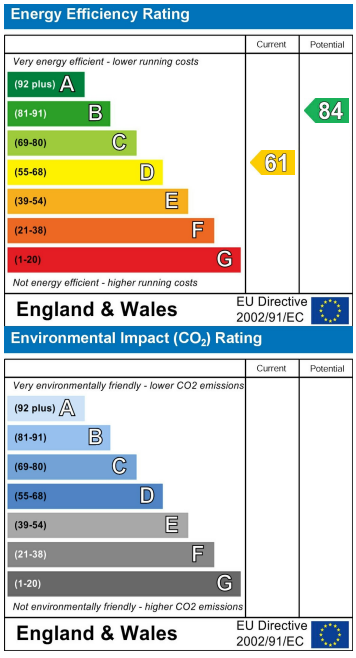
Outside
Gated access at the front of the property leads to a low maintenance front garden, with a paved area to the side, and garden shed. At the rear of the property, you will find once again a low maintenance garden, and driveway providing off road parking, with the garage beyond.

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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