Robert Ellis

look no further...







Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PE

£279,000 Freehold

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Situated on Lilac Grove, Beeston Rylands, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The property also benefits from parking, a valuable asset in this desirable location.

Beeston Rylands is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

In summary, this semi-detached house on Lilac Grove is a fantastic choice for those seeking a comfortable and spacious living environment in Nottingham. Don't miss the chance to make this lovely property your new home.





Entrance Hall
Composite entrance door, stairs to the first floor, radiator, laminate flooring, and doors to the WC, kitchen diner, and lounge.

Lounge
10'11" x 10'2" (3.34m x 3.1m)
A carpeted reception room with UPVC double glazed bay window to the front and radiator.

Kitchen Living Diner
21'9" x 15'11" (6.64m x 4.86m)
Fitted with a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with induction hob and extractor fan over, integrated fridge freezer, dishwasher and washing machine, laminate flooring, spot lights, breakfast bar, two radiators, UPVC double glazed bi-fold doors to the rear.

WC
Fitted with a low level WC, corner wash-hand basin, tiled splashback, laminate flooring and extractor fan.

First Floor Landing
With UPVC double glazed window to the side, loft hatch, built-in cupboard housing the Vaillant combination boiler, and doors to the bathroom and three-bedrooms.

Bedroom One
13'8" x 10'2" (4.17m x 3.11m)
A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two
10'10" x 9'0" (3.32m x 2.76m)
A carpeted double bedroom with UPVC double glazed window to the front, built-in wardrobe and radiator.

Bedroom Three
7'9" x 6'9" (2.38m x 2.06m)
A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom
7'5" x 5'5" (2.27m x 1.66m)
Incorporating a three-piece suite comprising: panelled bath with shower over, wash-hand basin, WC, UPVC double glazed window to the rear, heated towel rail, and extractor fan.

Outside
To the front of the property you will find a concrete driveway with gated side access leading to the low-maintenance rear garden, which includes a decking area, overlooking the lawn beyond with fence boundaries.

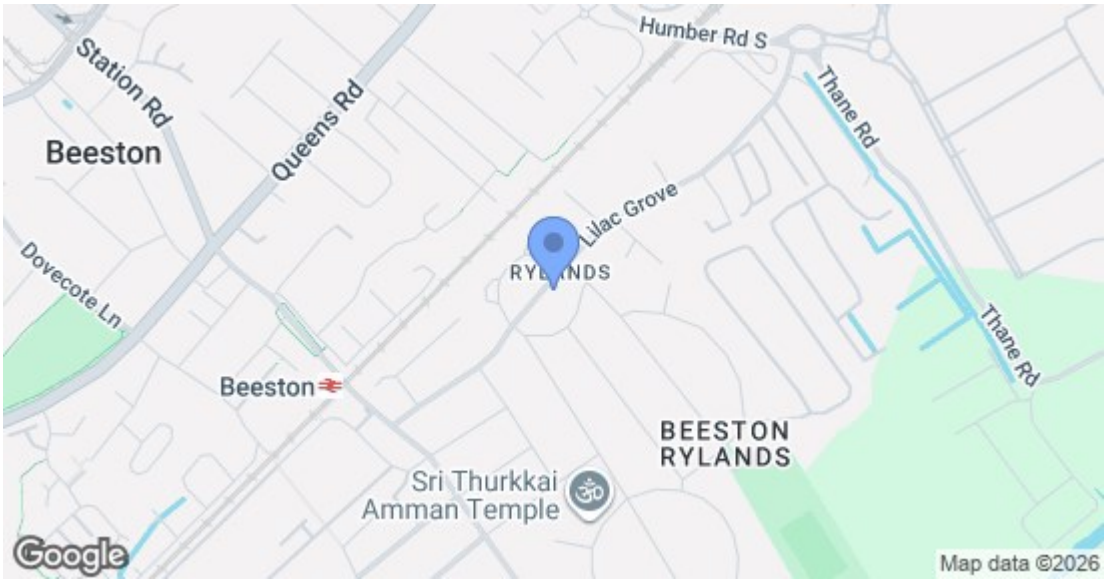
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

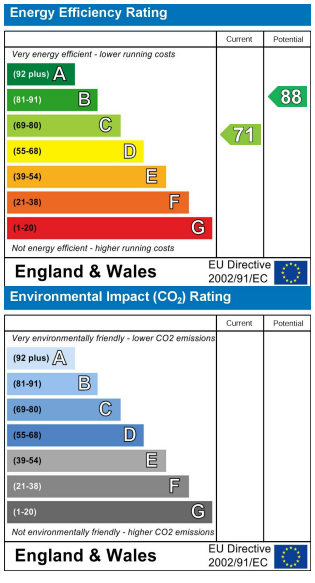
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness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











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