Robert Ellis

look no further...

Lilac Grove,
Beeston Rylands, Nottingham
NG9 1PE

£270,000 Freehold

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An extended traditional 1930's three-bedroom semi-detached house.

Benefitting from an open-plan kitchen diner to the rear, and a particularly useful attic space, this well presented property with a bright and contemporary feel, will appeal to a wide range of potential purchaser.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, open plan kitchen diner, then rising to the first floor are two double bedrooms, a further single bedroom, bathroom, and useful attic space.

Outside the property has a drive to the front, lean-to the side, and to the rear has easily managed enclosed garden with decking.

Occupying a convenient residential location, well placed for easy access to Beeston Town Centre, and train station, local shops and a wide variety of other facilities.

Entrance Porch
UPVC double glazed entrance door, tiled flooring, second door leading to entrance hall.

Entrance Hall
Radiator, meter cupboard, stairs off to the first floor landing, under stairs cupboard.

Sitting Room
12'11" x 10'0" (3.95m x 3.07m)
UPVC double glazed bay window to the front and radiator.

Open Plan Kitchen Diner

Dining Area
13'8" x 10'1" (4.19m x 3.08m)
UPVC double glazed patio doors to the rear garden, and radiator.

Kitchen
10'0" x 9'4" (3.05m x 2.85m)
Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with electric oven below, and extractor above, plumbing for a washing machine, dishwasher, UPVC double glazed window, and Velux window with electric blind.

First Floor Landing
UPVC double glazed window.

Bedroom One
13'9" x 10'1" (4.21m x 3.09m)
UPVC double glazed window, radiator, and fitted wardrobe.

Bedroom Two
10'11" x 9'1" plus door recess (3.34m x 2.78m plus door recess)
UPVC double glazed window, radiator, loft hatch with retractable ladder to the attic space.

Bedroom Three
7'10" x 6'7" (2.41m x 2.03m)
UPVC double glazed window, radiator, and fitted cupboard.

Bathroom
With fitments in white comprising: WC, pedestal wash-hand basin, bath with mains control shower over, and shower handset off the taps, part tiled walls, radiator, two UPVC double glazed windows, and airing cupboard housing the Worcester boiler.

Attic
12'8" x 8'4" (3.88m x 2.56m)
Window, and eaves storage.

Outside
To the front the property has a walled boundary, and a drive, with the lean-to beyond. To the rear the property has an enclosed and low maintenance private rear garden with decking, woodchips and an outside tap.

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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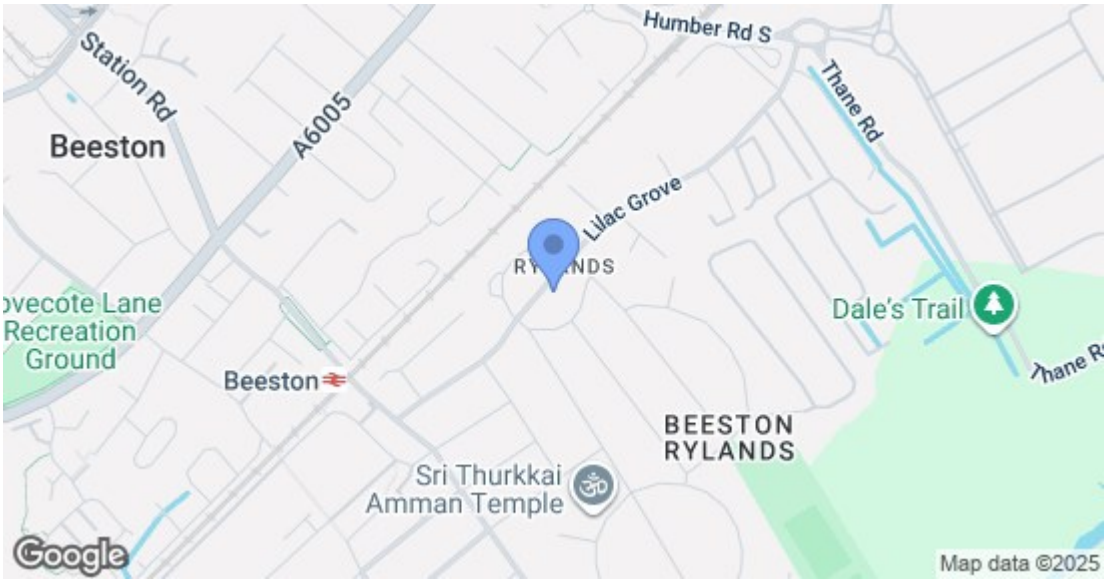

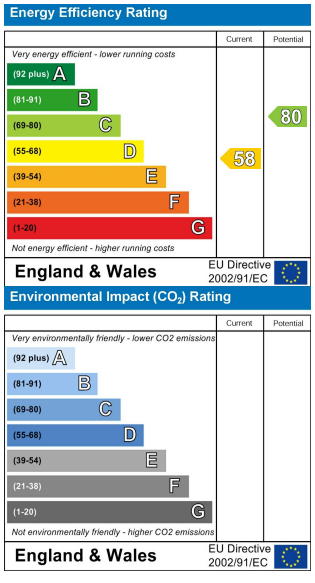

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