



Baskin Lane,  
,  
NG9 5GA

**£250,000 Freehold**





A modern two-bedroom, semi-detached property with an extended kitchen diner to the rear.

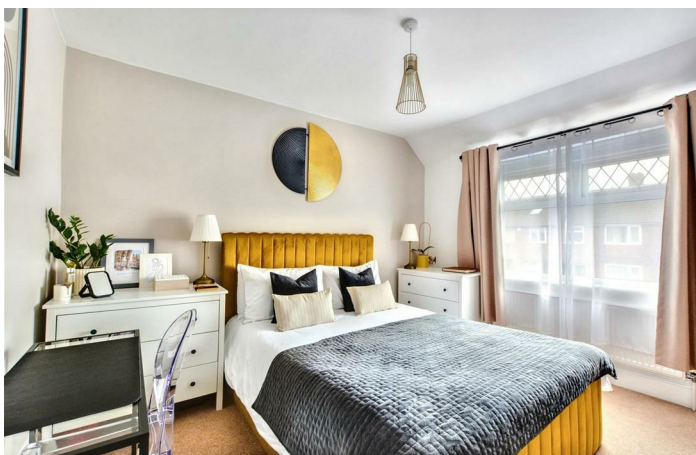
Situated within a popular and convenient location, within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and also at Chilwell Retail Park. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: entrance hall, lounge, and extended kitchen diner. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a block paved garden with driveway with ample off-street parking and gated side access to the rear. This is primarily lawned with a paved seating area.

Having been well maintained by the currently vendors 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

UPVC entrance door, radiator, stairs to first floor and door to:

### Lounge

16'0" x 11'1" (4.90m x 3.38m )

Spacious reception room, with laminate flooring, radiator, access to under stairs storage cupboard and UPVC double glazed window to the front aspect.

### Kitchen Diner

13'3" x 14'1" (4.05m x 4.31m )

Fitted with a range of wall, base and drawer units with work surfacing over and tiled splashbacks, one and a half bowl sink and drainer unit with mixer, inset gas hob with extractor fan above and integrated electric oven, microwave, and dishwasher. Space and freestanding appliances to include fridge freezer and washer dryer. UPVC double glazed window to the side and rear and French doors to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect, and loft hatch.

### Bedroom One

11'1" x 11'7" (3.39m x 3.55m )

A carpeted double bedroom, with radiator, access to a storage cupboard and UPVC double glazed window to the front aspect.

### Bedroom Two

11'10" x 7'8" (3.62m x 2.35m )

A carpeted double 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 mains powered shower with glass shower screen, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

### Outside

To the front is a paved garden with a driveway, leading to

the gated side access to the rear, keeping it low maintenance. The enclosed rear garden is primarily lawned with a paved seating area and fenced 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

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.







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