



Cator Lane,  
Chilwell, Nottingham  
NG9 4AY

**£375,000 Freehold**



Situated in the sought-after of Cator Lane, Chilwell, Nottingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family living. The property is designed to cater to the needs of contemporary lifestyles, with thoughtful touches throughout.

For those with vehicles, there is parking available, adding to the practicality of this lovely home. The location is particularly appealing, with easy access to local amenities, schools, and transport links, making it a desirable choice for both commuters and families alike.

This semi-detached house on Cator Lane presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.



### Entrance Hall

With a composite front door, UPVC double glazed window to the side, radiator, stairs to the first floor, useful under stairs storage cupboard, and doors to the WC, kitchen diner and lounge.

### Lounge

11'1" x 10'10" (3.39m x 3.32m)

A carpeted reception room with UPVC double glazed bay window to the front, feature fire place, and a radiator.

### Kitchen Diner

20'3" reducing to 8'6" x 18'4" reducing to 13'5" (6.19m reducing to 2.61m x 5.61 reducing to 4.09m)

With a range of modern wall, base and drawer units, work surfaces, one and half bowl sink with drainer unit and mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, tiled splashbacks, integrated dishwasher, space for a fridge freezer, plumbing for a washing machine, two Velux windows, UPVC double glazed window to the rear, two radiators, breakfast bar, UPVC double glazed French doors the rear, and composited door to the side.

### WC

Fitted with a WC, wash-hand basin tiled splashback, heated towel rail, and a window to the front.

### Landing

With a loft hatch, and doors the bathroom and three bedrooms.

### Bedroom One

13'6" x 11'1" (4.13m x 3.4m)

A carpeted double bedroom with built in wardrobes, UPVC double glazed window to the rear, radiator, spotlights, and door to the en-suite.

### En-Suite

Incorporating a three-piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, WC, tiled walls and flooring, heated towel rail, UPVC double glazed window to the side, extractor fan, and electric shaver point.

### Bedroom Two

11'1" x 10'11" (3.4m x 3.33m)

A carpeted double bedroom with UPVC double glazed bay window to the front, radiator, and spotlights to ceiling.

### Bedroom Three

8'9" x 7'1" (2.69m x 2.17m)

A carpeted bedroom with UPVC double glazed window to the front and side and radiator.

### Bathroom

Incorporating a three-piece comprising: bath with shower over, wall mounted wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the side, heated towel rail, spotlights, and extractor fan.

### Outside

To the front of the property you will find a new blocked paved driveway, a range of mature plants and shrubs, and gated side access leading to the generous well-maintained rear garden which includes a concrete patio overlooking the lawn beyond, raised and stocked beds and borders, a range of mature shrubs.

### 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

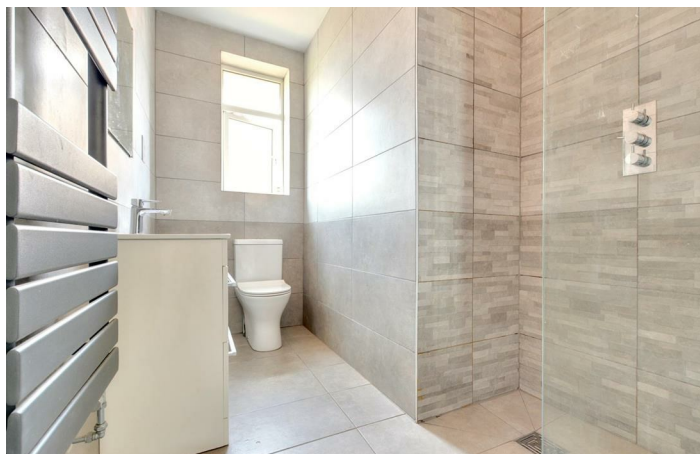
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.