



Lockwood Close,  
Beeston, Nottingham  
NG9 1NP

**£250,000 Freehold**



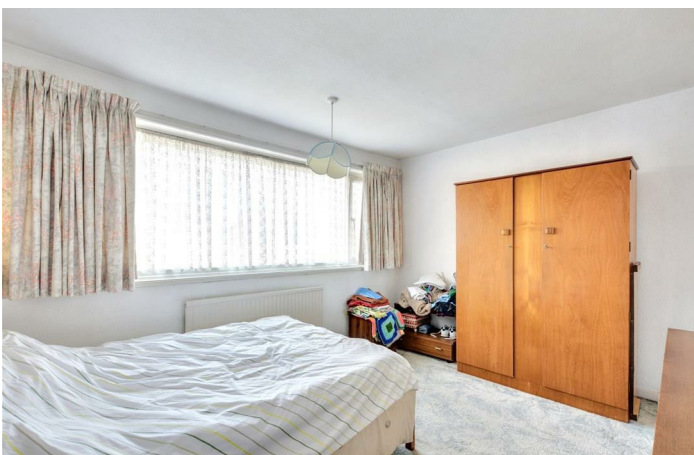
Just a stone's throw away from Beeston Marina, you are positioned with a wealth of local amenities on your doorstep, this includes schools, shops, supermarkets, restaurants and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or families.

In brief the internal accommodation comprises; an entrance porch, through to the entrance hall, living room, kitchen and downstairs bathroom. Then rising to the first floor are three well-proportioned bedrooms.

Outside the property to the front is a lawned garden with a paved footpath to the front door. Secure gated access to the rear garden, this is primarily lawned with flower beds, mature trees and a paved seating area. To the bottom of the garden is a block paved driveway leading to the garage.

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



### Entrance Porch

Hard wood entrance door through to the porch.

### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall.

### Living Room

15'11" x 13'0" (4.87m x 3.97m )

A carpeted reception room, with radiator, gas fireplace and UPVC double glazed window to the front aspect.

### Kitchen

9'5" x 8'7" (2.88m x 2.63m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine and UPVC double glazed windows and door out to the rear garden.

### Downstairs Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, fully tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### First Floor Landing

A carpeted landing space with access to the loft hatch.

### Bedroom One

12'6" x 9'10" (3.83m x 3.02m )

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

### Bedroom Two

11'8" x 9'2" (3.58m x 2.80m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'3" x 6'4" (2.52m x 1.95m )

A carpeted single bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Outside

Being a corner plot there is a good sized lawned garden to the front and sides, leading to gated access to the rear. The well maintained rear garden is also primarily lawned with mature shrubs and greenery and a paved seating area. To the far end of the garden is a block paved driveway leading to a detached garage.

### Material Information:

Freehold

Property Construction: Timber Frame

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

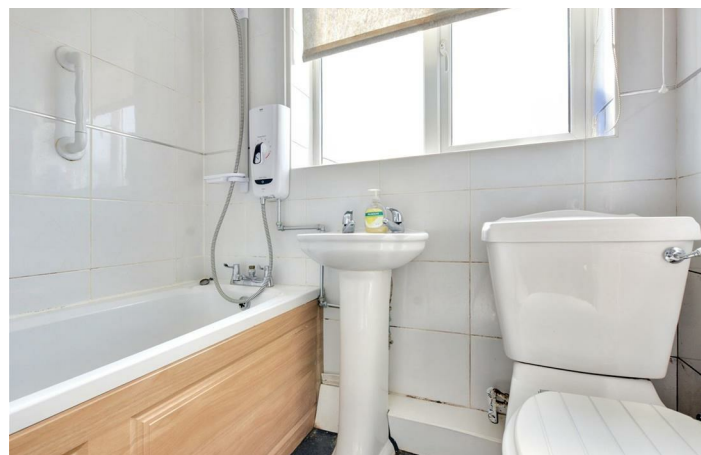
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

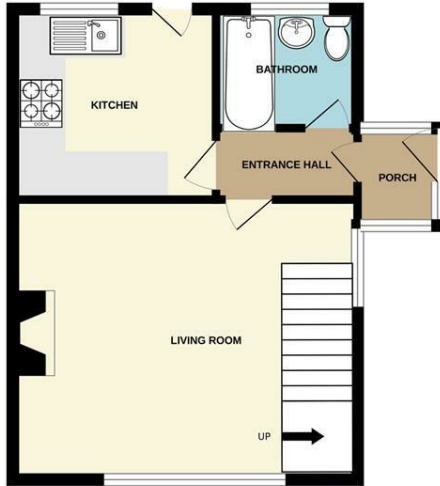
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



GROUND FLOOR

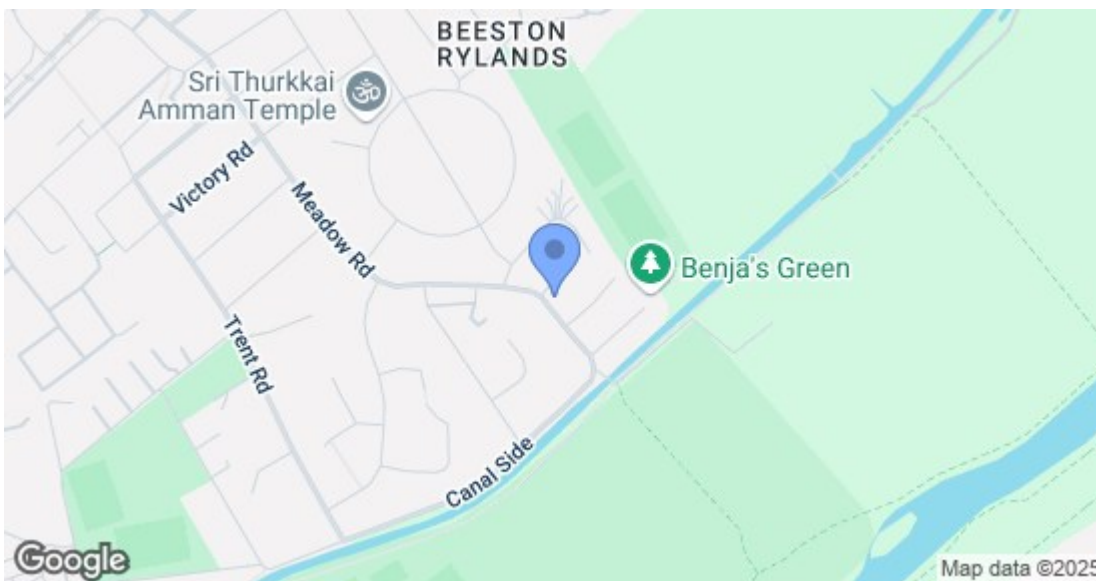


1ST FLOOR



18 LOCKWOOD CLOSE BEESTON RYLANDS NOTTINGHAM NG9 1NP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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