



Lowes Court,  
Nicholas Road, Beeston  
NG9 3LP

**£390,000 Freehold**

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A versatile and well presented four bedroom detached house.

Tucked away in a small development of two properties with the benefit of a conservatory to the rear, this well proportioned house would suit a variety of potential purchasers.

In brief, the internal accommodation comprises: Porch, hallway, lounge/diner, kitchen, en-suite bedroom and conservatory to the ground floor. Rising to the first floor is a spacious landing, three further bedrooms and a bathroom.

Outside the property has a driveway to the front providing car standing and to the rear has a primarily lawned garden with a patio and stocked beds and borders.

Well placed for easy access to the A52 and M1, Nottingham University, the Queen's Medical Centre and the centres of both Beeston and Nottingham, this great property is well worthy of viewing.



### Porch

A UPVC double glazed entrance door with flanking window leads to porch.

### Entrance Hallway

A second wooden door with flanking window leads to the hallway with stairs to first floor landing, radiator and useful under stairs cupboard.

### Lounge/Diner

24'10" x 12'11" narrowing to 9'8" (7.57 x 3.95 narrowing to 2.96)

With two UPVC double glazed windows, two radiators, fuel effect gas fire with a marble style hearth and surround and Adam style mantle.

### Conservatory

12'10" x 12'8" (3.92 x 3.87)

With UPVC windows, patio door, tiled flooring and a ceiling fan and light.

### Kitchen

12'9" x 7'4" (3.90 x 2.24)

With fitted wall and base units, worksurfaces with tiled splashbacks, single sink and drainer with mixer tap, inset gas hob with extractor above, inset electric oven and grill, plumbing for a washing machine, Baxi boiler, integrated fridge and dishwasher, UPVC double glazed window and door to the side.

### Bedroom One

14'6" x 11'3" (4.43 x 3.44)

With UPVC double glazed window, radiator, fitted wardrobes and dressing table.

### En-Suite

7'4" x 7'2" (2.26 x 2.19)

With WC, pedestal wash hand basin, shower cubicle with Aquatronic shower over, two UPVC double glazed windows, shaver point, radiator and extractor fan.

### First Floor Landing

With two UPVC double glazed windows and radiator.

### Bedroom Two

13'7" x 11'5" (4.16 x 3.50)

With two UPVC double glazed windows and radiator.



### Bedroom Three

13'0" x 10'3" + door recess (3.98 x 3.14 + door recess)  
With UPVC double glazed window, radiator, fitted wardrobes and dressing table.

### Bedroom Four

9'4" x 6'4" (2.86 x 1.94)

With Velux window and radiator.

### Bathroom

With WC, pedestal wash hand basin, bath with Triton shower over, part tiled walls, radiator, UPVC double glazed window, extractor fan and eaves storage cupboard.

### Outside

To the front the property has a driveway providing ample car standing with a garage beyond and a further gravelled area. To the rear the property has a primarily lawned garden, patio, well stocked beds and borders with shrubs and trees, a shed and greenhouse. The property is accessed with a shared drive.

### Garage

15'8" x 8'6" (4.80 x 2.61)

With an up and over door to the front, window and pedestrian access to the side, light and power.

### Store

8'6" x 8'0" (2.61 x 2.45)

With pedestrian door, UPVC double glazed window, light and power.



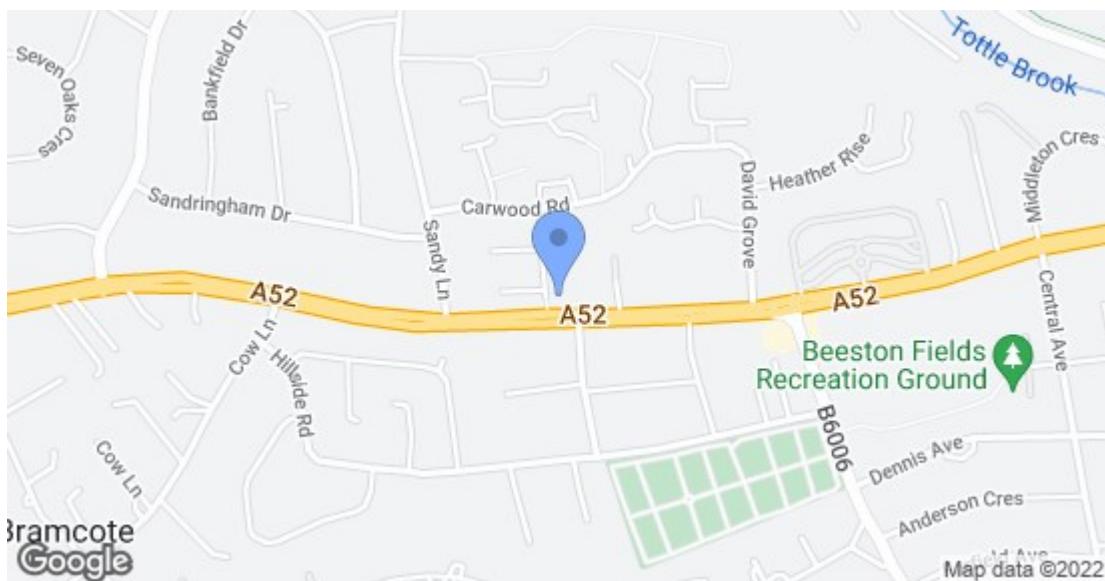
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 equipment 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		79
(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		65
(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		

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