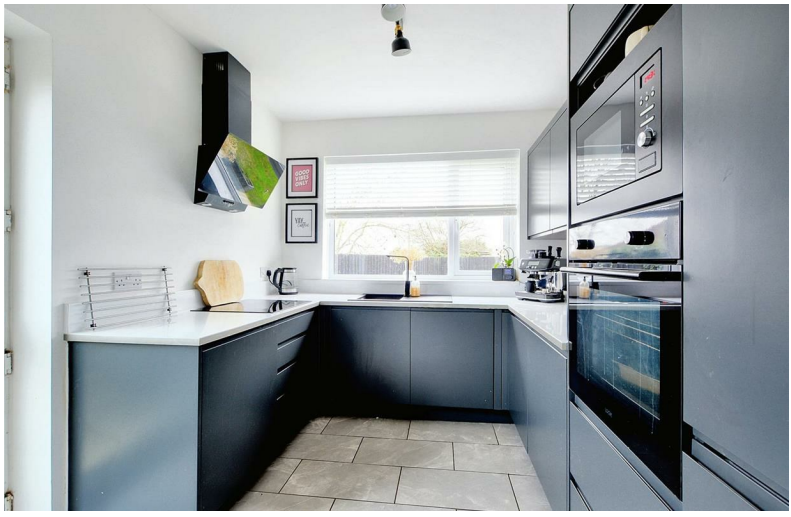
Robert Ellis

look no further...



Baskin Lane,
Chilwell, Nottingham
NG9 5GA

£300,000 Freehold

A immaculately presented traditional bay-fronted three-bedroom semi-detached house with a single garage.

Situated in this popular and convenient residential location, within easy reach of variety of local shops and amenities, including schools, transport links, Attenborough Nature Reserve and Chilwell Retail Park, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, and a kitchen to the ground floor, with two good sized double bedrooms, a further single bedroom and family bathroom to the first floor.

Outside the property occupies a generous corner plot with gardens to the front, side and rear, there is also ample off road parking and a single garage.

Having been upgraded and modernised throughout by the current vendors, including a new kitchen, new bathroom, re-plastered and redecorated throughout, and new boiler/heating system, this great property also benefits from a light and airy versatile living space, UPVC double glazing and gas central heating, and truly be must viewed in order to be fully appreciated.

Entrance Hall
UPVC double glazed entrance door with flanking window, stairs to the first floor landing, radiator and doors to the kitchen and lounge diner.

Lounge Diner
20'5" x 11'9" (6.24m x 3.59m)
with laminate flooring, two radiators, UPVC double glazed bay window to the front, feature log burner with tiled hearth and UPVC double glazed sliding patio doors to the rear decking.

Kitchen
9'11" x 8'5" (3.03m x 2.59m)
With a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, integrated electric oven and microwave, integrated fridge freezer, washing machine and dishwasher, inset electric hob with extractor fan over, tiled flooring, under stairs storage cupboard/pantry, UPVC double glazed window to the rear and UPVC double glazed door to the side.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and three bedrooms.

Bedroom One
11'6" x 10'8" (3.51m x 3.26m)
UPVC double glazed window to the front, laminate flooring, fitted wardrobes, and two radiators.

Bedroom Two
11'6" x 9'5" (3.51m x 2.88m)
UPVC double glazed window to the rear, laminate flooring, feature panelled wall, radiator and a built in storage cupboard housing the new Baxi combination boiler.

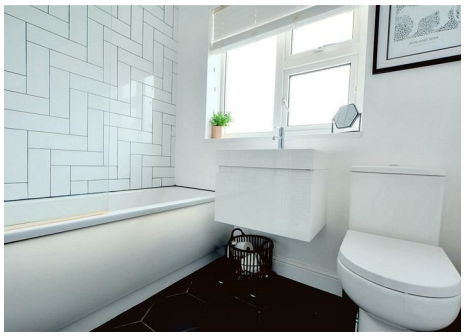
Bedroom Three
7'0" x 6'11" (2.15m x 2.12m)
UPVC double glazed window to the front, carpet flooring and radiator.

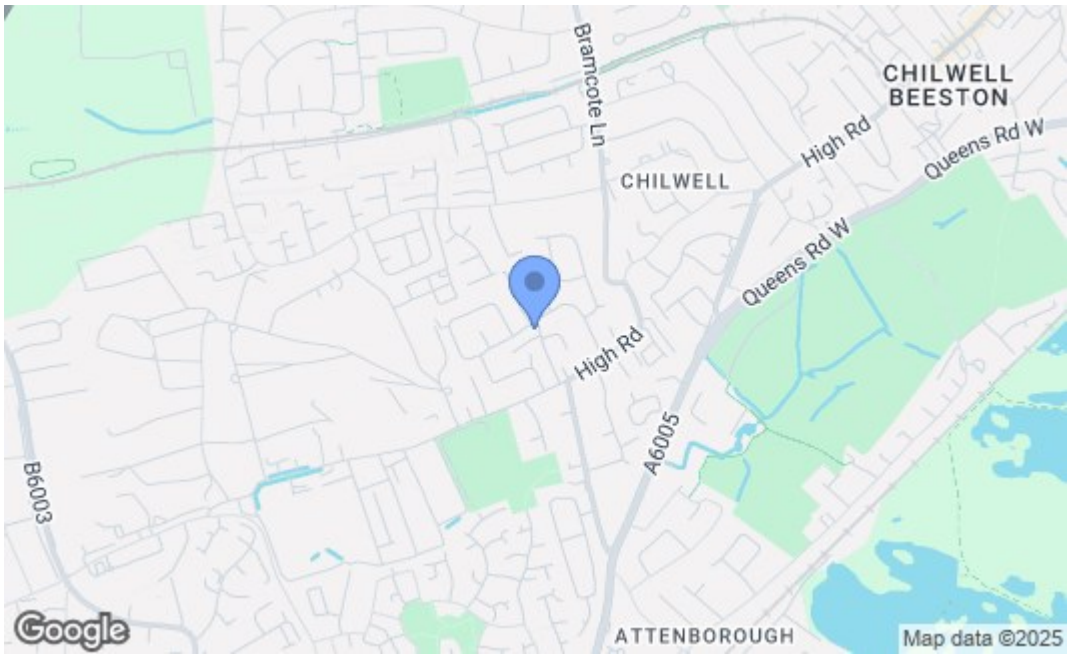
Bathroom
Incorporating a three piece suite comprising: panelled bath with rainfall effect showerhead over, wash hand basin inset to vanity unit, low level WC, tiled flooring, heated towel rail, extractor fan and UPVC double glazed window to the rear.

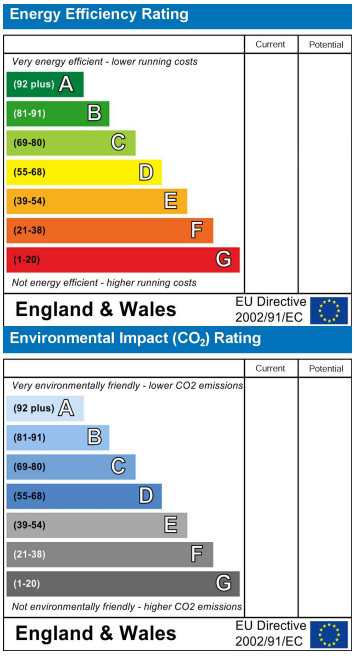
Outside
Outside the property is situated on a corner plot with gardens to the front, side and rear. To the front you will find a lawned garden, gated footpath leading to the entrance door, gated side access to the rear garden and steps down to the side, where you will find a gravelled driveway leading to the single garage. To the rear you will find a private and enclosed low maintenance garden, which includes a decking area over looking the lawn beyond, and fence 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.







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