



Babington Court,  
Chilwell, Nottingham  
NG9 5BT

**£265,000 Freehold**

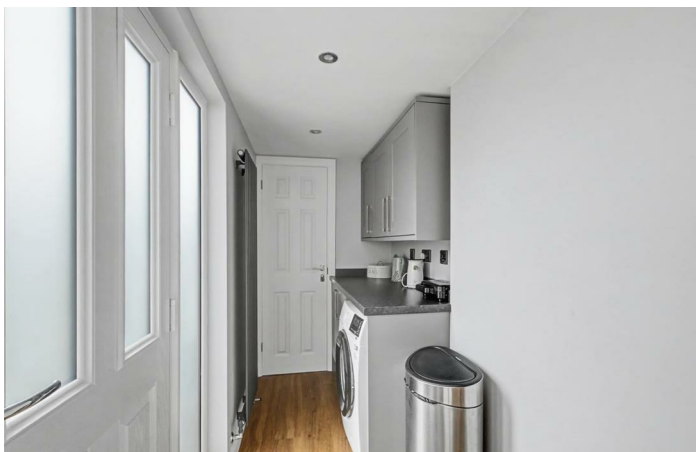


This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The house features three well-proportioned bedrooms, providing ample space for a growing family or for those who appreciate extra room for guests or a home office.

The bathroom is conveniently situated to serve the needs of the household, ensuring comfort and practicality. The layout of the home is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Situated in a sought-after area, Babington Court offers a pleasant community feel while being close to local amenities, schools, and transport links. This property presents an excellent opportunity for both first-time buyers and families looking for a comfortable and convenient home.

With its appealing features and prime location, this end town house is a must-see for anyone seeking a new place to call home. Don't miss the chance to explore the potential this property has to offer.



## Entrance Hall

A composite entrance door with flanking windows, laminate flooring, stairs to the first floor, radiator, useful under stairs storage space, and doors to the kitchen diner and lounge.

## Lounge

14'11" x 12'5" reducing to 10'10" (4.55m x 3.8m reducing to 3.32m )

A carpeted reception room with UPVC double glazed window to the front and a vertical radiator.

## Kitchen Diner

20'10" x 9'6" (6.37m x 2.92m )

With laminate flooring, a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer with mixer tap, breakfast bar, integrated electric oven with gas hob and extractor fan over, plumbing for a dishwasher and tumble dryer, integrated fridge, radiator, UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, spotlights and an opening into the utility room.

## Utility Room

10'0" x 4'3" (3.06m x 1.31m )

With laminate flooring, plumbing for a washing machine, contemporary radiator, wall and base units, work surfaces, composite door with flanking window to the garden, spotlights and door to the WC.

## Downstairs WC

With a WC, wall-mounted wash-hand basin, tiled splashback, heated towel rail. UPVC double glazed window to the side, spotlights and extractor fan.

## Landing

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

## Bedroom One

11'10" x 10'11" (3.61m x 3.35m )

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

## Bedroom Two

11'10" x 9'6" (3.61m x 2.9m )

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the rear and radiator.

## Bedroom Three

8'8" x 8'2" (2.66m x 2.51m )

A carpeted bedroom with UPVC double glazed window to the front, built-in wardrobe and radiator.

## Bathroom

Incorporating a three-piece suite comprising panelled bath with mains control shower over, wash-hand basin inset to vanity unit, WC, tiled walls, heated towel rail, spotlights, extractor fan, two UPVC double glazed windows to the rear.

## Outside

To the front of the property you will find a well-maintained lawned garden and to the rear you will find a private and enclosed garden with block paved patio overlooking the lawn beyond, useful storage shed, fence boundaries and gated access to the parking.

## 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) 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			
		72	78
<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			
(1-20) G			
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.