Robert Ellis

look no further...

Nethermere Lane
Bilborough, Nottingham NG8 6FA

A beautifully presented three bedroom semi-detached house with a garage.

Offers In The Region Of £290,000

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A beautifully presented three bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and the M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, WC, lounge and kitchen diner to the ground floor. Rising to the first floor you will find a master double bedroom with en-suite, a second double bedroom, a further single bedroom and family bathroom.

To the front of the property there is a small area with a range of mature shrubs and to the side you will find a single garage with parking to the front and gated side access to the private and enclosed rear garden which includes a patio with lawned area beyond, a range of mature shrubs and fenced boundaries.

This modern built property is still in impeccable condition and is offered to the market with the benefit of a light and contemporary interior, a range of modern fixtures and fittings and a versatile living space.

Entrance Hallway
With composite front door, radiator, stairs to the first floor, laminate flooring and doors to the lounge and WC.

WC
With WC, pedestal wash hand basin, laminate flooring, tiled splashbacks, extractor fan and radiator.

Lounge
11'10" x 16'1" (3.626 x 4.915)
With UPVC double glazed window to the front, radiator and door to the kitchen diner.

Kitchen/Diner
15'0" x 10'5" (4.589 x 3.191)
With a range of modern wall, base and drawer units in white, worksurfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and extractor fan over, fridge freezer, washing machine, dishwasher, tiled flooring, wall mounted Ideal combination boiler, UPVC double glazed French doors to the rear patio, UPVC double glazed window to the rear and useful understairs storage cupboard.

First Floor Landing
With loft hatch, useful storage cupboard, radiator and doors to the bathroom and three bedrooms.

Bedroom One
8'6" x 13'9" (2.593 x 4.204)
With UPVC double glazed window to the front, fitted wardrobes, radiator and door to en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled flooring and splashbacks, UPVC double glazed window to the side and extractor fan.

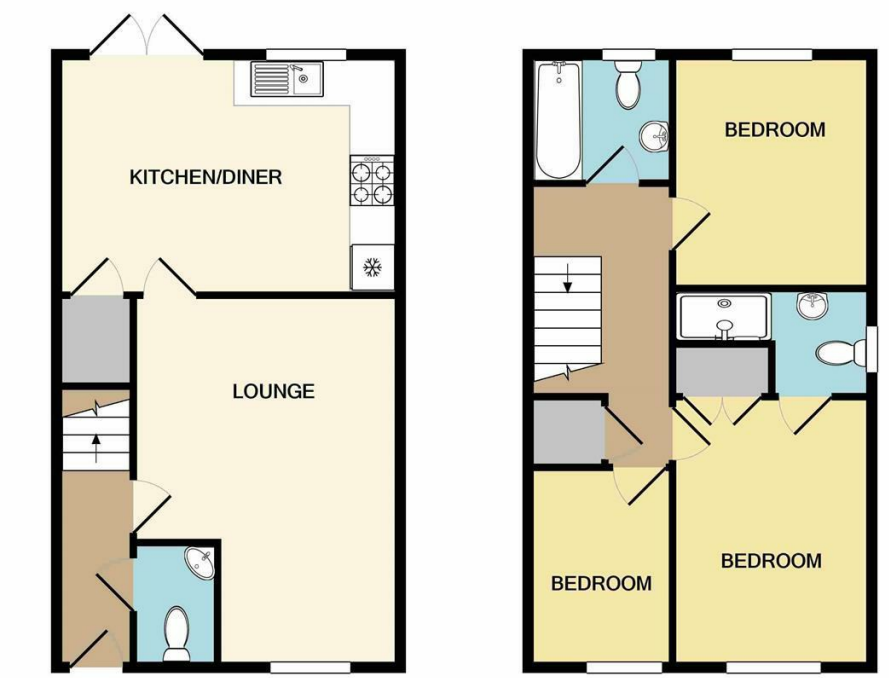
Bedroom Two
8'5" x 10'2" (2.587 x 3.110)
With UPVC double glazed window to the rear and radiator.

Bedroom Three
6'3" x 8'9" (1.919 x 2.674)
With UPVC double glazed window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising panelled bath with mains controlled shower over, pedestal wash hand basin, WC, tiled flooring and splashbacks, UPVC double glazed window to the rear and extractor fan.

Outside
To the front of the property there is a small area with a range of mature shrubs and to the side you will find a single garage with parking to the front and gated side access to the private and enclosed rear garden which includes a patio with lawned area beyond, a range of mature shrubs and fenced boundaries.

Garage
A single garage with an up and over door to the front, power and electricty.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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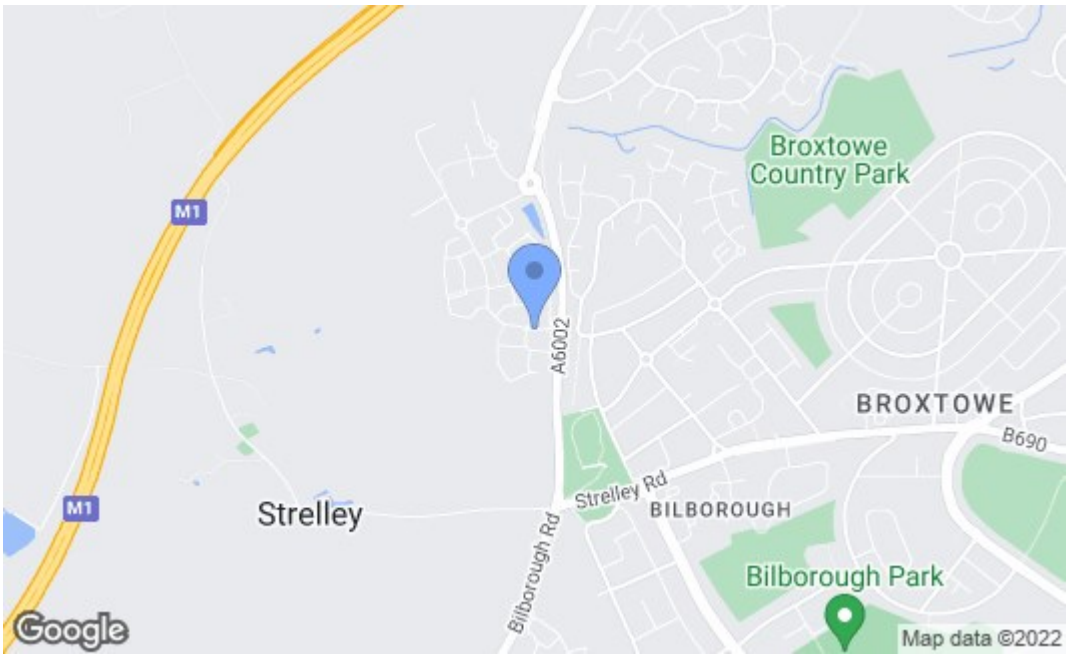

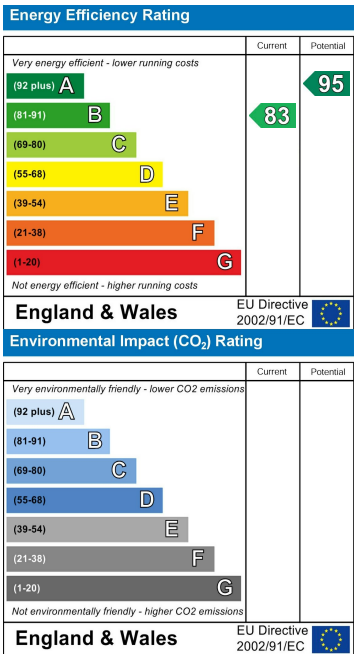

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk

0115 922 0888