



**Louis Avenue
Beeston, Nottingham NG9 1DX**

£370,000

An attractive three bedroom semi-detached house with the benefit of off street parking and well maintained rear garden.



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Situated in a sought after residential location within close proximity to Beeston town centre therefore having the advantage of a variety of local amenities including supermarkets, independent shops, restaurants, gym, and the new Arc Cinema. Beeston town centre also has a number of local bus and tram links in and around the city and a train station.

The home has been well maintained by the current owners and comprises: Entrance hall, spacious living/dining room, kitchen and garden room to the ground floor. Rising to the first floor are three bedrooms, bathroom and separate toilet.

The property benefits from a lawned front garden with a hedged boundary, blocked paved driveway to the side, with side access to the rear garden. To the rear, there is a paved seating area with lawn beyond, flower bed surround and hedged boundaries. To the bottom of the garden is a large shed and to the side of the property is a useful outhouse for storage.

This versatile house is likely to appeal to a variety of potential purchasers and is well worthy of a viewing.



Entrance Hallway

Door through to carpeted entrance space with radiator and access to understairs storage cupboard.

Open Plan Living/Dining Room

10'11" x 15'6" (3.329 x 4.731)

Living Room

Carpeted room with radiator, gas fire and double glazed bay window to the front aspect.

Open Plan Living/Dining Room

10'11" x 12'11" (3.335 x 3.943)

Dining Room

Carpeted room with radiator and wooden door to the garden room.

Garden Room

8'11" x 6'7" (2.739 x 2.031)

Carpeted room with door to the rear garden.

Kitchen

7'6" x 16'5" (2.309 x 5.009)

With wall, base and drawer units with worksurfaces over, inset one and a half bowl sink with mixer tap, integrated gas oven and gas hob, integrated fridge and freezer, integrated washer and extractor fan. Double glazed window to the rear aspect and stable door to the side aspect.

First Floor Landing

With double glazed window to the side aspect.

Bedroom One

9'11" x 12'10" (3.030 x 3.915)

Carpeted room with radiator, fitted wardrobes and double glazed window to the front aspect.

Bedroom Two

10'11" x 12'11" (3.339 x 3.957)

Carpeted room with radiator and double glazed window to the rear aspect.

Bedroom Three

5'11" x 7'3" (1.806 x 2.216)

Carpeted room with double glazed window to the front aspect, radiator and fitted wardrobe.

Bathroom

Incorporating a two piece suite comprising bath with electric shower over, pedestal wash hand basin, frosted double glazed window to the side aspect, extractor fan, access to the cupboard housing the water tank and access to a spacious rear storage cupboard housing the boiler.

Separate WC

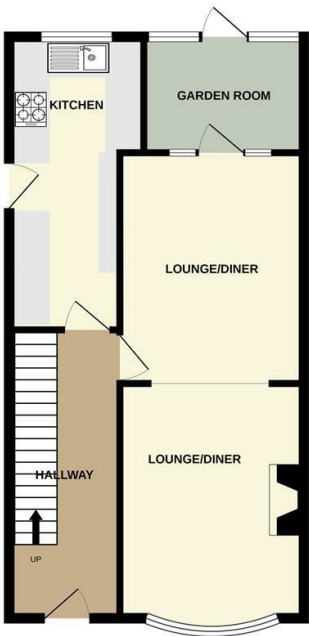
With low flush WC, frosted double glazed window to the side aspect and loft hatch.

Outside

To the front of the property is a lawned space with hedged boundaries, access to a block paved driveway to the side of the property with access to the rear garden where you will find a paved seating area with lawn beyond, mature shrubs surrounding with hedged boundaries, a large shed to the bottom of the garden and access to an outhouse providing additional storage, outdoor tap and power point.



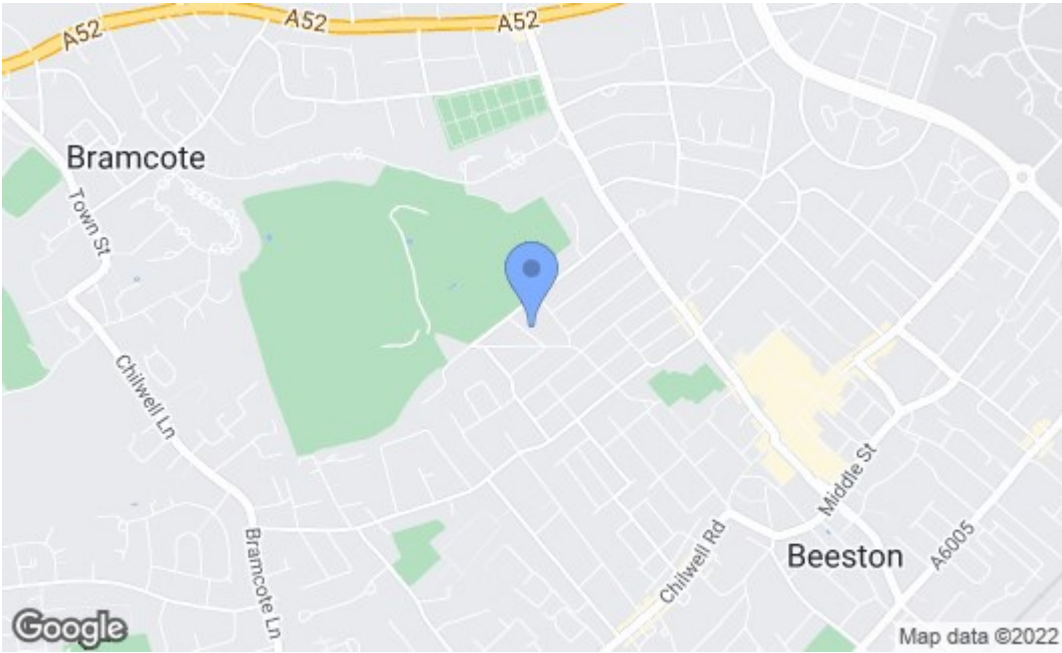
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA - 1006 sq.ft. (93.5 sq.m.) approx.
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 misstatement. 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		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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