Robert Ellis

look no further...

School Lane,
Chilwell, Nottingham
NG9 5EH

£240,000 Freehold

A three bedroom semi-detached property with a driveway to the front for two cars and a recently landscaped rear garden.

This is an ideal opportunity for a wide range of purchasers including first time buyers looking to get onto the property ladder, young professionals or investors looking to add to their portfolio.

Situated in the school catchment area and within walking distance of The Lanes primary school and other sought after primary and secondary schools, the property is also within easy reach of local shops and supermarkets, with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and also at the Chilwell Retail Park.

There are excellent transport links locally including J25 of the M1, the A52, East Midlands Airport, train stations at Beeston and Attenborough, along with bus and tram links, dropping off at the QMC, East Midlands Parkway and other main roads providing good access to Nottingham and Derby.

In brief, the internal accommodation comprises: Entrance space, living room and kitchen/diner to the ground floor. Rising to the first floor are three bedrooms and a bathroom.

To the front of the property is a paved driveway with space for two cars and side access leading to the rear garden where you will find a recently landscaped garden with a paved seating area, lawn beyond, lights with blue tooth connection, two external power sockets, an outside tap, a shed with power and feature wall creating a hidden gem perfect for those summer evenings.

With the benefit of double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.

Entrance Space
A double glazed door leads to the entrance hall.

Living Room
13'1" x 13'2" (3.989 x 4.020)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Kitchen/Diner
15'10" x 10'3" (4.845 x 3.125)
With a range of wall, base and drawer units, inset sink with drainer. Space and fittings for freestanding gas oven, fridge, freezer, washing machine and dishwasher. UPVC double glazed window and door to the rear garden. Access to the pantry cupboard.

First Floor Landing
With access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
8'7" x 11'4" (2.622 x 3.463)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

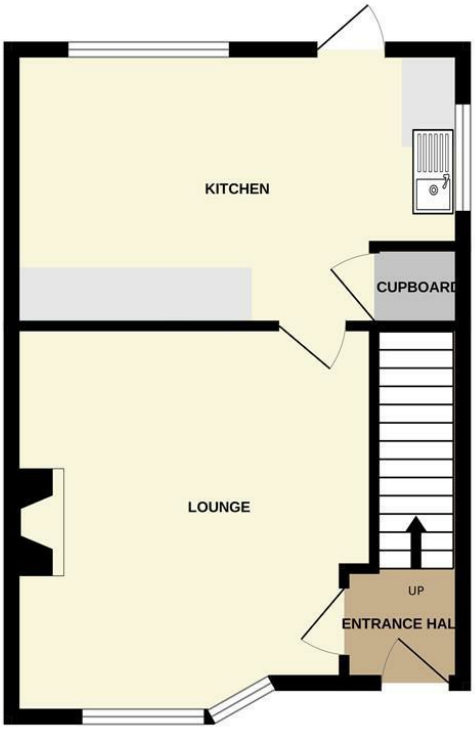
Bedroom Two
9'7" x 10'4" (2.935 x 3.153)
With wood flooring, radiator, two storage cupboards, one housing the boiler and UPVC double glazed window to the rear aspect.

Bedroom Three
5'5" x 7'0" (1.666 x 2.153)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

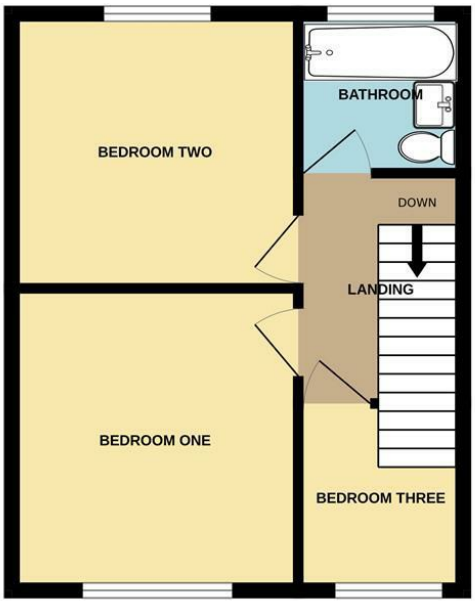
Bathroom
Incorporating a three piece suite comprising bath with electric power shower over and glass shower screen, wash hand basin and WC.

Outside
To the front of the property is a paved driveway with space for two cars and side access leading to the rear garden where you will find a recently landscaped garden with a paved seating area, lawn beyond, lights with blue tooth connection, two external power sockets, an outside tap, a shed with power and feature wall creating a hidden gem perfect for those summer evenings.

GROUND FLOOR



1ST FLOOR



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 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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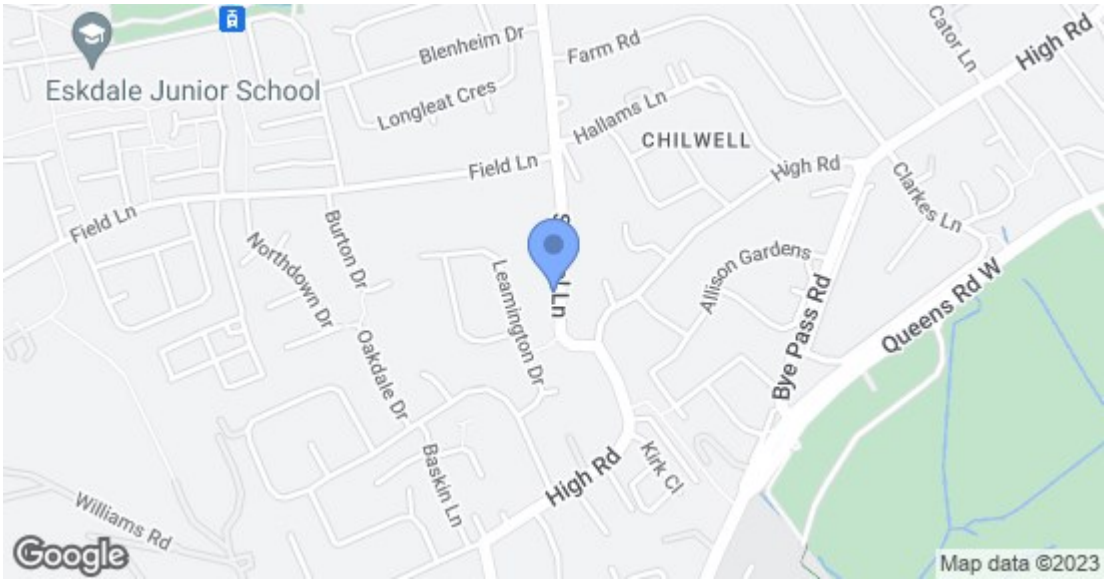

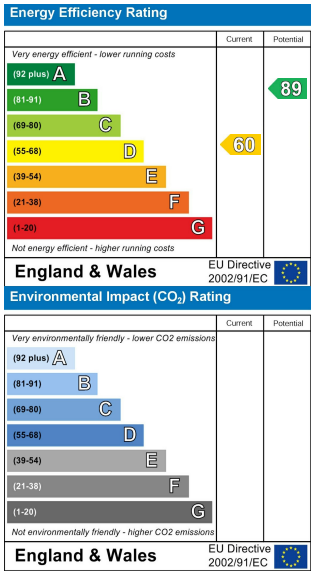

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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