



Field Lane,
Chilwell, Nottingham
NG9 5FE

£240,000 Freehold



A slightly extended three-bedroom semi-detached house with a garage.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, and Beeston Town Centre, 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: extended kitchen and breakfast room, lounge diner, rear entrance hall to the ground floor, and to the first floor you will find three good sized bedrooms and a family bathroom.

To the front of the property, you will find a concrete drive in front of the garage, and gated access to the garden, which includes a blocked paved patio, artificial lawn, mature trees, and shrubs, and to the rear you will find a small mature garden with a lawned patch and range of trees and shrubs.

Offered to the market with the benefit of ready to move in condition, no upward chain, and central heating throughout from a new combination boiler, an early internal viewing comes highly recommended in order to be fully appreciated.



Kitchen Breakfast Room

15'8" x 9'1" (4.8m x 2.79m)

Fitted with a range of wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, space for cooker with air filter over, space for a fridge freezer, washing machine and tumble dryer, breakfast bar, radiator, tiled splashbacks, UPVC double window to side, UPVC double glazed door and window to the front, and door to the rear hallway.

Rear Hallway

With UPVC double glazed door to the rear, radiator, stairs to the first floor, useful storage cupboard and door to the lounge diner.

Lounge Diner

18'0" x 11'5" (5.5m x 3.49m)

A carpeted reception room with two radiators, gas fire with Adam-style mantle and two UPVC double glazed windows to the rear.

First Floor Landing

With loft hatch leading to the fully boarded loft, built in storage cupboard and doors to the bathroom and three bedrooms.

Bedroom One

15'9" x 9'2" (4.81m x 2.8m)

Laminate flooring, fitted wardrobe, radiator and two UPVC double glazed windows to the front.

Bedroom Two

9'5" x 8'4" (2.89m x 2.55m)

Laminate flooring, radiator and UPVC double glazed window to the rear.

Bedroom Three

8'4" x 8'3" (2.56m x 2.53m)

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

Bathroom

Incorporating a three piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled splashbacks, radiator, extractor fan and two UPVC double glazed windows to the side.

Outside

To the front of the property, you will find a concrete drive-in front of the garage, and gated access to the garden, which includes a blocked paved patio, artificial lawn, mature trees, and shrubs, and to the rear you will find a small mature garden with a lawned patch and range of trees and shrubs.

Garage

With an up and over garage door to the front, power, and a new wall mounted combination boiler.

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

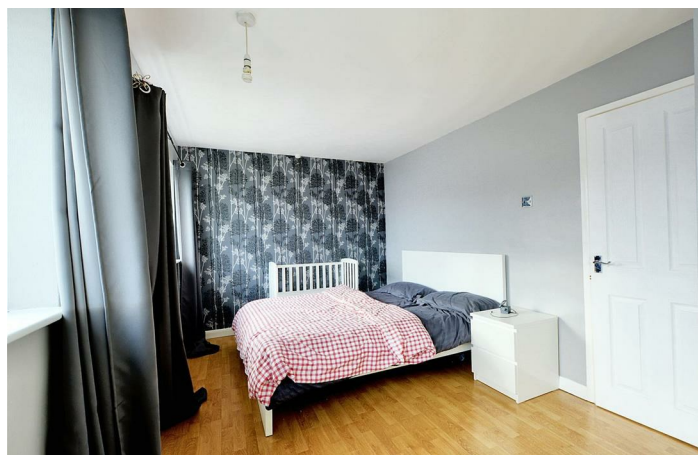
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

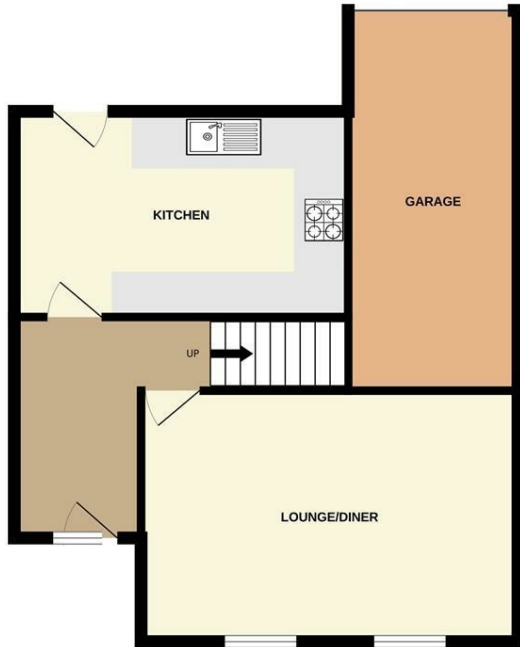
Has the Property Flooded?: No

Disclaimer:

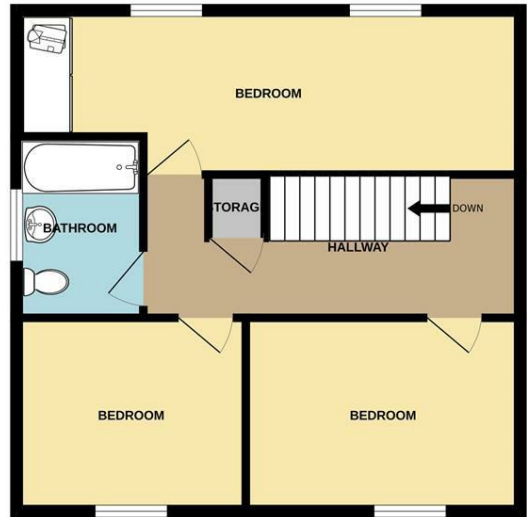
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



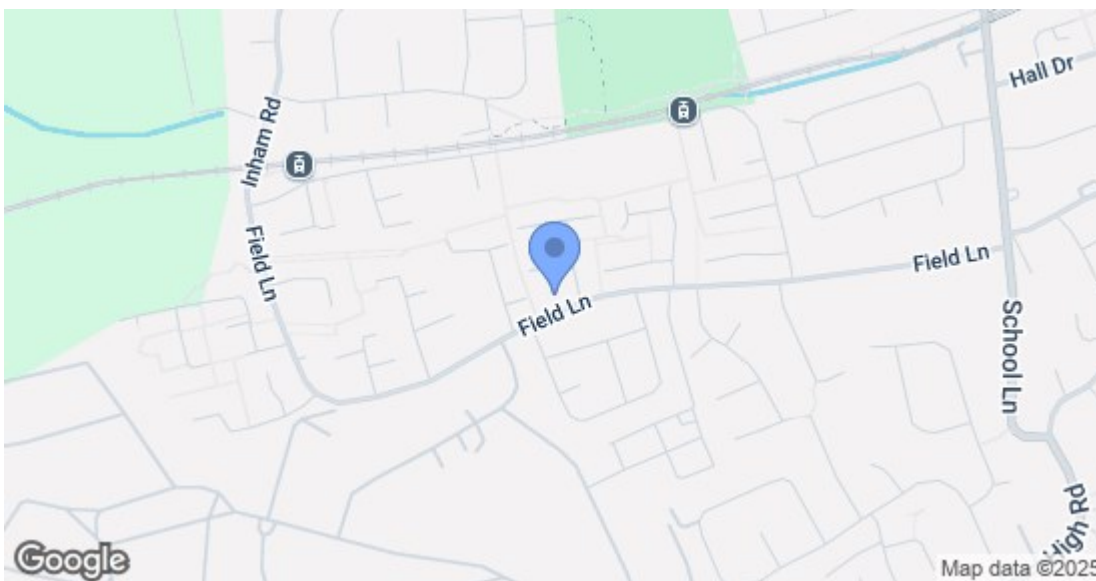
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		64	
(55-68) D			
(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			
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