



Lily Grove,  
Beeston, Nottingham  
NG9 1QL

**£280,000 Freehold**

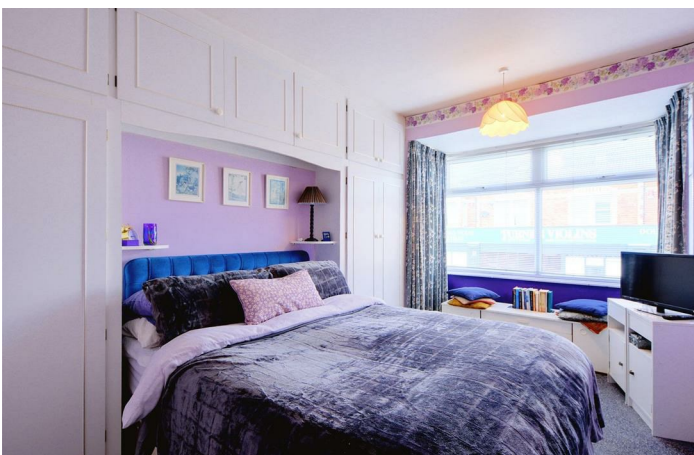


Situated in a sought after convenient residential location, readily accessible for a variety of local shops and amenities, including schools, transport links, Beeston Marina, Boots head office and Beeston town centre. This fantastic property is considered to be an ideal opportunity for a range of potential purchasers, including first time buyers, young professionals and families.

In brief, the internal accommodation comprises entrance hall, lounge, dining room and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a family bathroom.

To the front of the property there is a small block paved driveway, a gravel area with mature shrubs and plants, and gated side access leading to the well maintained South-East facing private and enclosed rear garden which includes a patio area overlooking the lawn beyond, mature trees and shrubs, useful storage shed, and a range of stocked beds and borders.

Offered to the market with the benefit of ready to move in condition, however offering great potential for an incoming purchaser to upgrade/reconfigure to their own personal needs and requirements. An early internal viewing comes highly recommended.



## ENTRANCE HALL

Aluminium double glazed front door, radiator, stairs to the first floor, doors to the dining room and lounge.

## LOUNGE

11'11" x 11'5" (3.65 x 3.48)

Gas fire with brick surround and tiled hearth, uPVC double glazed bay window to the front, and radiator.

## DINING ROOM

12'6" x 12'0" (3.83 x 3.67)

Gas fire with stone surround, uPVC double glazed window to the rear and side, door to the kitchen.

## KITCHEN

13'9" x 7'2" (4.2 x 2.2)

A range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven and hob, plumbing for washing machine, space for a fridge/freezer, useful pantry, uPVC double glazed window to the rear and side, wall mounted Ideal combination boiler, door to the patio at the side.

## FIRST FLOOR LANDING

Loft hatch, doors to the bathroom and three bedrooms.

## BEDROOM ONE

12'0" x 9'8" (3.67 x 2.97)

Carpeted bedroom with fitted wardrobes, uPVC double glazed bay window to the front, radiator.

## BEDROOM TWO

12'0" x 9'8" (3.68 x 2.97)

Carpeted double bedroom with uPVC double glazed window to the rear, radiator.

## BEDROOM THREE

8'11" x 5'8" (2.72 x 1.74)

Carpeted bedroom with uPVC double glazed window to the front, radiator.

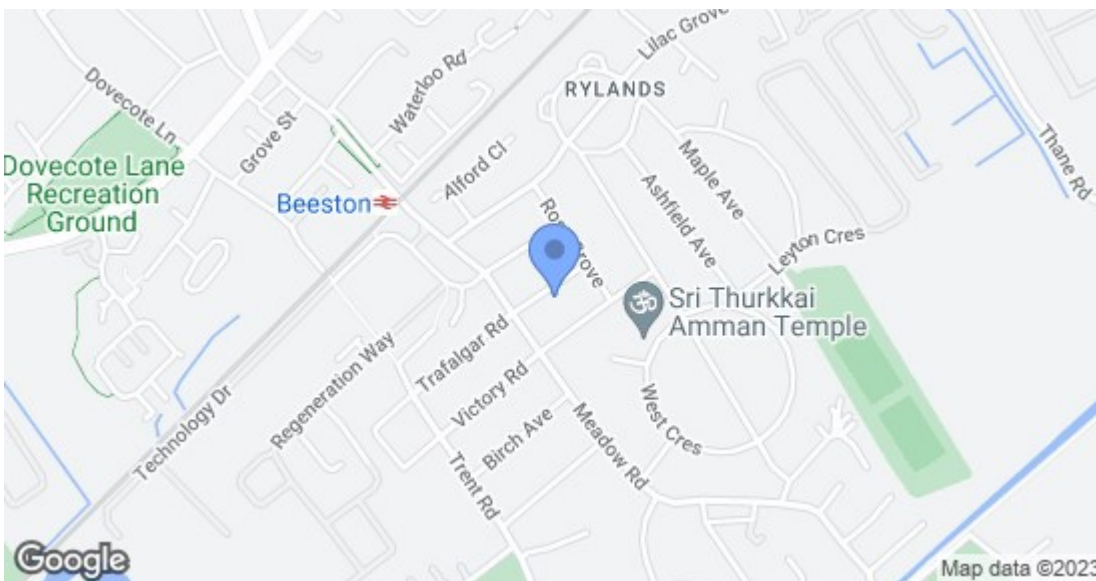
## BATHROOM

Incorporating a three piece suite comprising walk-in shower, pedestal wash hand basin, WC, laminate flooring, tiled walls, useful built-in storage cupboard, uPVC double glazed window to the rear, radiator.

## OUTSIDE

To the front of the property there is a small block paved driveway, a gravel area with mature shrubs and plants, and gated side access leading to the well maintained South-East facing private and enclosed rear garden which includes a patio area overlooking the lawn beyond, mature trees and shrubs, useful storage shed, and a range of stocked beds and borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.