Robert Ellis

look no further...

Baskin Lane,
Beeston, Nottingham
NG9 5GA

£270,000 Freehold

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A recently refurbished three bedroom, semi detached property with the advantage of a driveway to the front and a private and enclosed rear garden.

This wonderful property would make the ideal purchase for a large variety of buyers including first time buyers looking to get onto the property ladder, young families or investors looking to add to their buy to let portfolio.

Situated within a popular and convenient location, within close proximity to a variety of local amenities including, schools, shops, public houses and many other facilities in neighbouring towns Beeston and Long Eaton and Chilwell Retail Park. There is also the benefit of excellent transport links locally including trams and bus stops within walking distance and Beeston train station just a short distance away for journeys further afield.

In brief, the internal accommodation comprises: entrance hall, living/dining room and breakfast kitchen. Then rising to the first floor there are two double bedrooms, a further single bedroom and family bathroom.

To the front of the property there is a block paved driveway providing ample car standing and gated side access which provides further secure parking and leads to the well maintained, low maintenance rear garden that is mainly laid to lawn and features a decked seating area, a further patio area, space for a garden shed and is enclosed with timber fencing.

Offered to the market with the advantage of UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hall
Composite entrance door to front, stairs leading to the first floor, laminate flooring, useful under stair storage cupboard, radiator and doors leading into the breakfast kitchen and lounge/diner.

Lounge/Diner
16'11" x 11'5" (5.17m x 3.48m)
UPVC double glazed window to the rear, laminate flooring, multi fuel log burner with timber mantle, radiator and access to under stair storage cupboard.

Breakfast Kitchen
12'7" x 10'5" (3.85m x 3.19m)
Fitted with a range of modern wall, base and drawer units, work surfacing, composite one and half bowl sink and drainer unit, integrated stainless steel electric oven with electric hob and extractor fan over, integrated dishwasher and fridge freezer, space and plumbing for washing machine, complementary tiling to walls and floor, spot lights to ceiling, radiator, UPVC double glazed window to the front and UPVC double glazed to the side.

First Floor Landing
Stairs rising from the ground floor, useful attic access and doors leading into the bedrooms and bathroom.

Bedroom One
12'1" x 11'5" (3.7m x 3.49m)
UPVC double glazed window to the front, fitted wardrobes, carpet flooring and radiator.

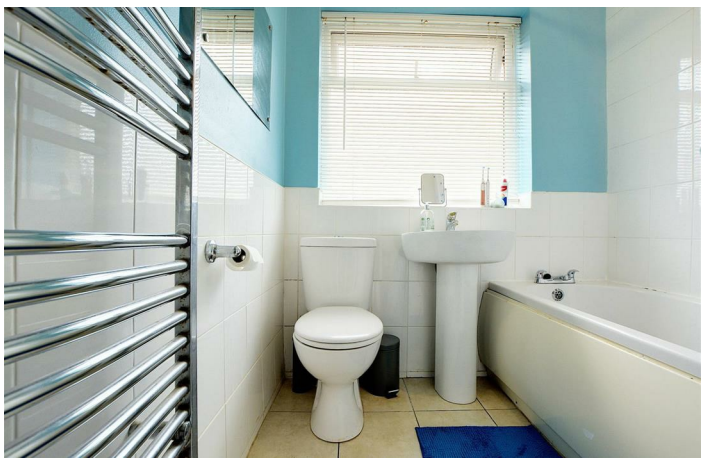
Bedroom Two
11'5" x 9'10" (3.49m x 3.02m)
UPVC double glazed window to the rear, carpet flooring and radiator.

Bedroom Three
8'5" x 6'8" (2.58m x 2.05m)
UPVC double glazed window to the rear, carpet flooring and radiator.

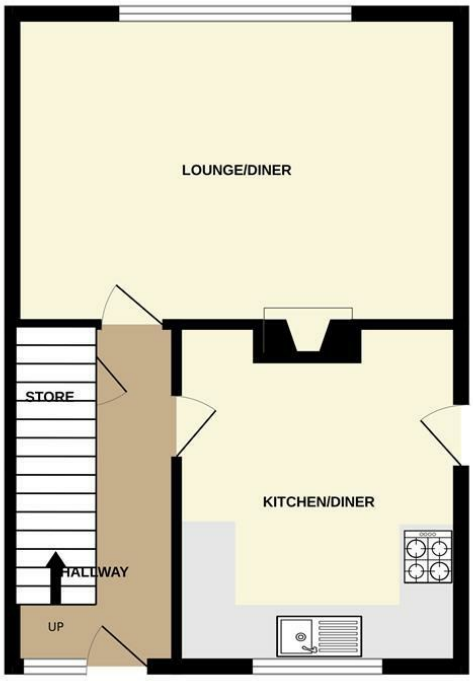
Bathroom
Fitted with a three piece suite comprising; panelled bath with recently fitted pressure thermostatic shower over, pedestal wash hand basin, low level WC, tiling to walls and floor, wall mounted heated towel rail and obscured UPVC double glazed window to the front.

Outside
To the front of the property there is a block paved driveway providing ample car standing and gated side access which provides further secure parking and leads to the well maintained, low maintenance rear garden that is mainly laid to lawn and features a decked seating area, a further patio area, space for a garden shed and is enclosed with timber fencing.

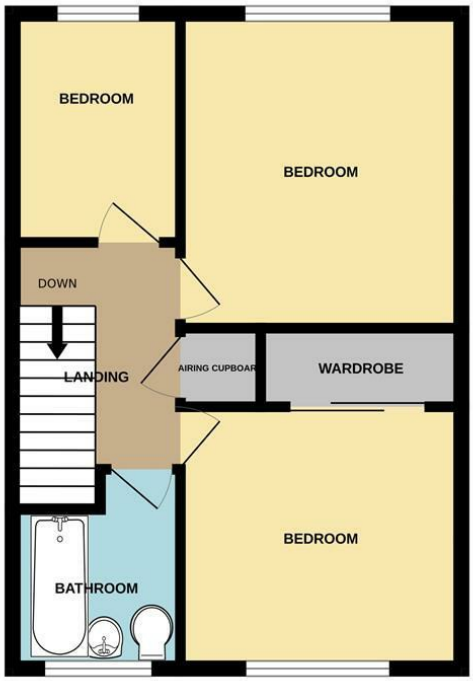
Council Tax Band
Broxtowe Borough Council Band B



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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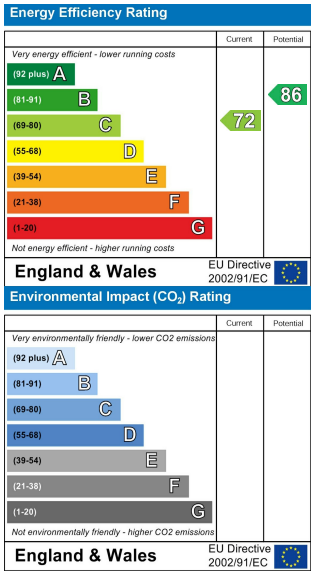

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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