Robert Ellis

look no further. . .

Lynton Road,
Beeston, Nottingham
NG9 4FT

£315,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A recently refurbished, three bedroom, semi detached property within walking distance of Beeston High Street. Suitable for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this popular and convenient location.

The property is situated within close proximity to a large variety of local amenities including, shops, supermarkets, bars and restaurants. There is also easy access to Nottingham University and the Queens Medical Centre. The location of the property also benefits from local bus and tram links within walking distance for trips in and around the city and Beeston train station is also nearby for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, Open plan Living, Dining and Kitchen separated with Breakfast Bar, Conservatory and Downstairs WC to the ground floor. Then rising to the first floor are three well proportioned bedrooms and bathroom.

To the front of the property is a pebbled garden with mature shrubs and paved driveway leading to the garage (with power) and gated side access to the rear. This is primarily lawned with mature shrubs, flower beds and decked seating area.

Offered to the market with the benefit of ready to move in condition and gas central heating throughout. This property must be viewed in order to be fully appreciated.

Entrance Hall
Newly fitted composite door through to entrance space with radiator and laminate flooring.

Open Plan Living, Dining and Kitchen

Living/ Dining Room
11'3" x 27'6" (3.444 x 8.406)
Laminate flooring, with 2x radiators, wall mounted electric fireplace, 2x UPVC double glazed windows to the front aspect and UPVC door through to the conservatory.

Kitchen
8'0" x 13'0" (2.461 x 3.982)
Newly fitted kitchen to include wall, base and drawer units with work surfaces over, inset sink with drainer and mixer tap. Integrated electric oven and gas hob. Space and fittings for freestanding appliances to include fridge/ freezer, washing machine, dryer and dishwasher. UPVC double glazed window to the rear aspect and UPVC double glazed door to the side passage.

Conservatory
8'7" x 9'5" (2.641 x 2.872)
Tiled flooring, with UPVC double glazed windows and French doors to the rear garden.

Downstairs WC
Wash hand basin and WC.

Landing
Access to the loft hatch.

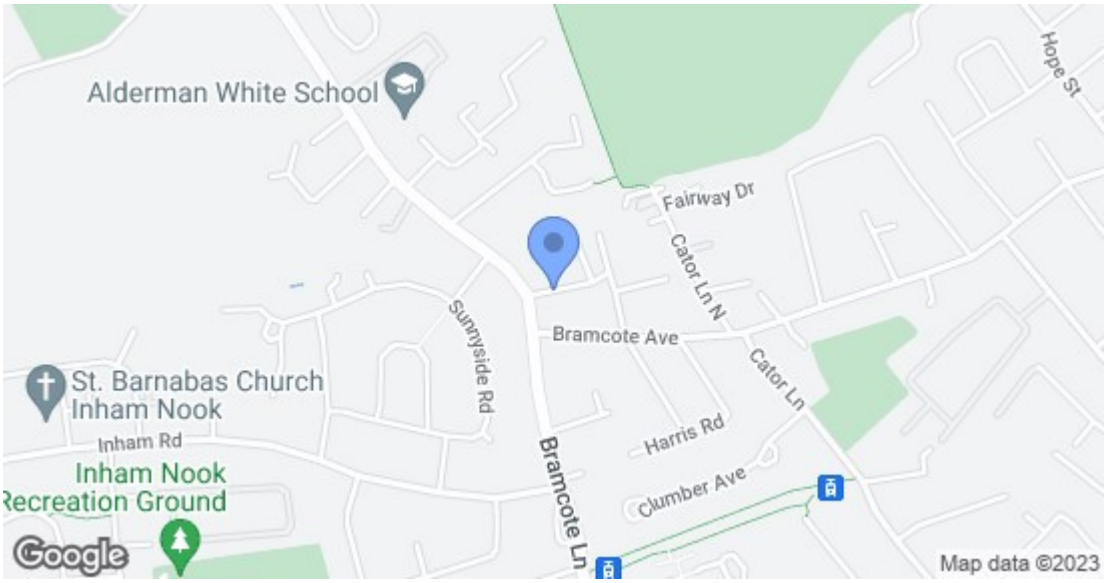
Bedroom One
16'4" x 13'6" (4.994 x 4.133)
Carpeted room, with radiator and 2x UPVC double glazed windows to the front aspect and side bay window.

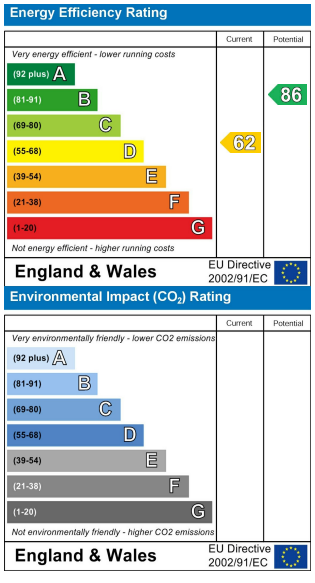
Bedroom Two
7'8" x 13'7" (2.350 x 4.156)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three
7'1" x 10'3" (2.163 x 3.143)
Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Three piece suite to include bath with mains powered shower over, wash hand basin and WC.

Outside
To the front of the property is a pebbled garden with mature shrubs and paved driveway leading to the garage (with power) and gated side access to the rear. This is primarily lawned with mature shrubs, flower beds and decked seating area.





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888