

Lilac Grove,  
Beeston Rylands, Nottingham  
NG9 IPA

**£280,000 Freehold**



A beautifully presented 1930's traditionally styled three-bedroom semi-detached house.

Having been well-maintained by the current vendors, this immaculately presented property benefits from an open plan kitchen diner to the rear and modern fixtures and fittings throughout.

In brief the contemporary interior comprises: entrance hall, sitting room, open plan kitchen diner, rising to the first floor and two double bedrooms, a further single bedroom and family bathroom.

Outside the property has a driveway providing carparking for two vehicles and to the rear has an enclosed and landscaped garden.

Offering ready to move into accommodation and being conveniently situated for easy access to Beeston train station and town centre, local shops, schools, and a wide variety of other facilities this great property is well worthy of viewing.



### Entrance Hall

A composite double glazed entrance door, radiator, meter cupboard, under stairs storage, and stairs off to the first floor landing.

### Sitting Room

13'1" x 10'1" (4.01m x 3.09m )

UPVC double glazed window to the front, radiator and an inset contemporary electric fire.

### Kitchen Diner

15'11" decreasing to 10'0" x 13'6" (4.87m decreasing to 3.06m x 4.14m )

Modern fitted wall and base units, work surfacing with tiled splashbacks, one and half bowl sink and drainer unit with mixer tap, induction hob with extractor above, inset electric oven, plumbing for a washing machine, radiator, UPVC double glazed patio doors and window, and a concealed Ideal boiler.

### First Floor Landing

UPVC double glazed window to the side, and loft hatch with retractable ladder to a boarded out loft space.

### Bedroom One

13'6" x 10'0" (4.14m x 3.07m )

UPVC double glazed window and radiator.

### Bedroom Two

11'0" x 8'11" plus door recess (3.35m x 2.72m plus door recess )

UPVC double glazed window and radiator.

### Bedroom Three

7'9" x 6'6" (2.38m x 2m )

UPVC double glazed window and radiator.

### Bathroom

10'0" x 5'4" (3.05m x 1.64m )

Modern fittings in white comprising: WC, pedestal wash-hand basin, shower cubicle with mains control overhead shower and further shower handset, wall-mounted heated towel rail, extractor fan and UPVC double glazed window.

### Outside

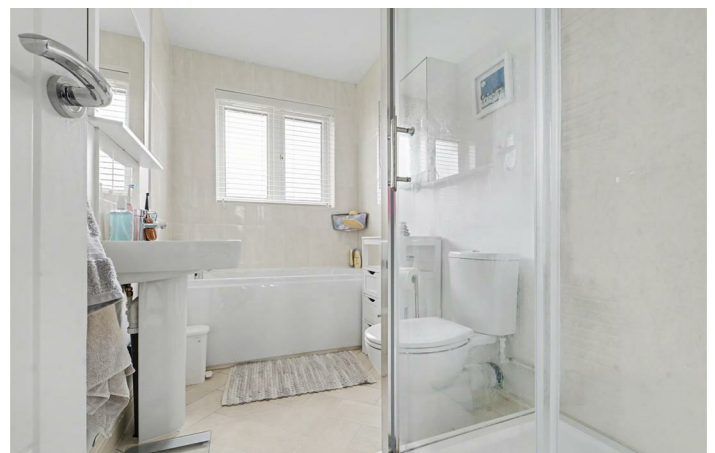
To the front the property has a walled boundary and a

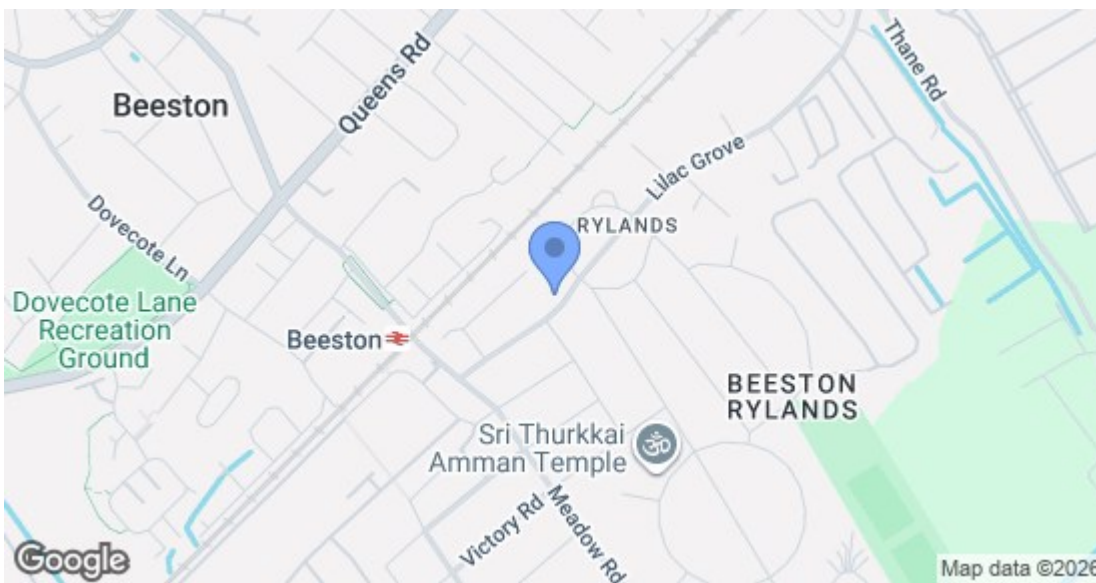
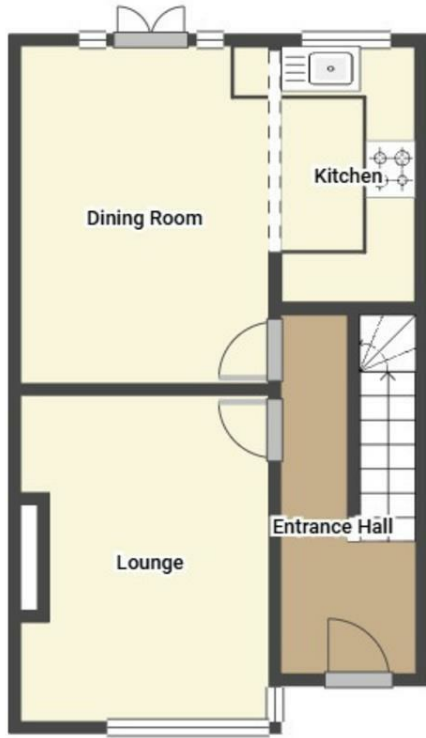
drive providing car standing for two vehicles, gated access leads to the rear garden where there is a garage/shed, outside tap, decking, lawn, raised borders with shrubs and trees and a further patio and garage.

### Garage/Shed

18'0" x 7'7" (5.50m x 2.33m )

Double doors to the front and windows to the rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(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		57	58
(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.