



**Hampden Grove**  
**Beeston, Nottingham NG9 1FG**

AN OUTSTANDING VICTORIAN THREE  
BEDROOM SEMI-DETACHED HOUSE WITH  
SPACIOUS ACCOMMODATION  
ARRANGED OVER THREE FLOORS.

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AN OUTSTANDING VICTORIAN THREE BEDROOM SEMI-DETACHED HOUSE WITH SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS.

Constructed in 1883 this beautiful property has been sympathetically renovated to a high standard retaining a wealth of original wealth character tastefully blended with contemporary fixtures and fittings to create a charming living space.

In brief, the bright and stylish interior comprises entrance hall, lounge, sitting room, kitchen diner with feature bi-fold doors, utility room and W.C. to the ground floor, to the first floor are two good size double bedrooms and a family bathroom and to the second floor is a most impressive attic en-suite bedroom.

Outside the property has a drive to the front providing ample car standing and to the rear and side has landscaped and well manicured primarily lawned garden with a patio, stocked beds and borders.

Occupying an enviable location in North West Beeston surrounded by other period properties and being well-placed for Chilwell High Road and Beeston town centre this fabulous property must be viewed to be fully appreciated.



### Entrance Porch

A recessed porch with tiled flooring shelters the panelled door with half glazing.

### Entrance Hall

Feature tiled flooring, radiator and stairs off to the first floor.

### Lounge

14'2" x 11'11" (4.34 x 3.65)

Double glazed sash bay window with fitted shutters to the front, further double glazed sash window to the side, radiator, a feature cast iron fire surround with tiled hearth and Adam style mantle.

### Lounge/Dining Room

12'10" x 12'6" (3.93 x 3.83)

Two double glazed sash windows, display recess within the chimney breast and radiator.

### Kitchen/Diner

22'11" x 9'3" (7.01 x 2.84)

Inset ceiling spotlights, radiator, Velux window, further double glazed window and feature aluminium bi-fold doors. A range of high quality wall and base units with quartz work surfacing and splashback, one and a half bowl sink with retractable flexible tap, integrated dishwasher, integrated fridge, integrated cooker and microwave, inset induction hob with extractor above, radiator and useful understairs cupboard.

### Utility

7'7" x 6'1" (2.32 x 1.87)

Fitted base units, work surfacing, single sink and drainer with mixer tap, plumbing for a washing machine, wall mounted combination Worcester boiler for domestic hot water and heating, inset ceiling spotlights and double glazed window.

### W.C.

W.C., wall mounted wash hand basin with tiled splashback, radiator, vaulted ceiling with Velux window, inset ceiling spotlights and extractor fan.

### First Floor Landing

Stairs to the second floor.

### Bedroom 1

15'10" x 11'5" (4.85 x 3.5)

Two double glazed sash windows and a radiator.

### Bedroom 2

13'0" x 9'3" (3.97 x 2.83)

Double glazed sash window, radiator and a range of fitted Hammond wardrobes.

### Bathroom

With a most impressive four piece suite in white comprising a wall mounted W.C., wall mounted wash hand basin inset to a vanity unit, free standing bath with shower handset and mixer tap, a double shower cubicle with mains over head shower and further shower handset, tiled walls, extractor fan, loft hatch, radiator and double glazed sash window.

### Second Floor Landing

UPVC double glazed window and Porcelanosa oak flooring.

### Master Bedroom

15'7" x 12'4" (4.77 x 3.78)

UPVC double glazed window, two further Velux windows, inset ceiling spotlights, radiator and fitted wardrobes.

### En-Suite/Wetroom

With a three piece suite comprising a wall mounted W.C., wall mounted wash hand basin, inset to vanity unit, shower cubicle with mains control shower, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed window and wall mounted heated towel rail.

### Outside

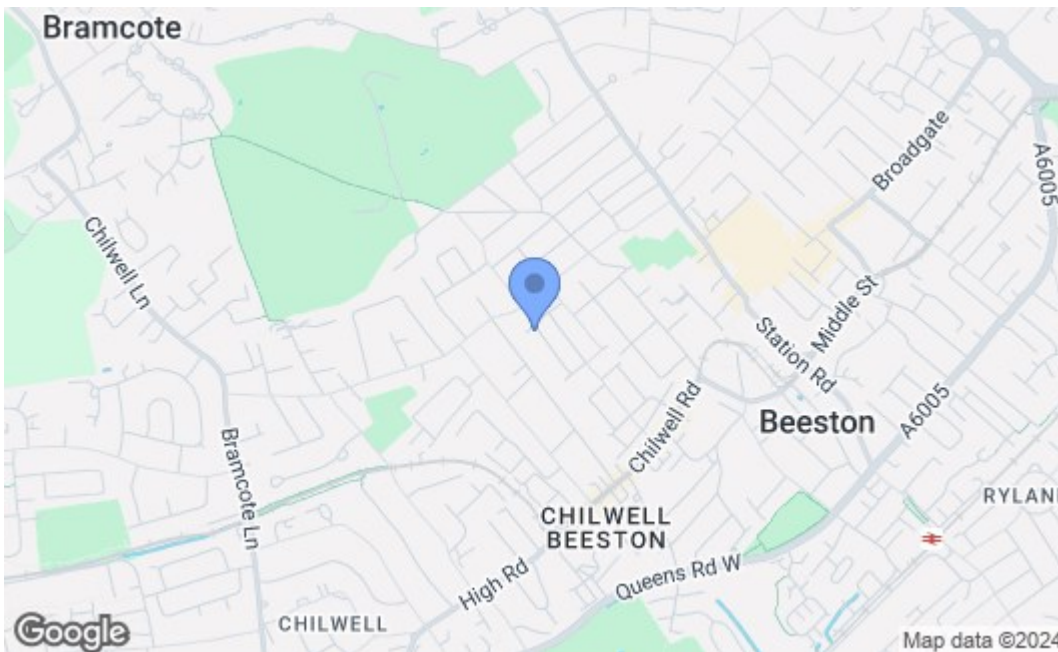
To the front, the property has a stone cobbled drive providing ample car standing, electric car charging point, a stone slabbed path to the front door flanked with slate border and further shrub border. To the side and rear the property has landscaped and a beautifully manicured primarily lawned gardens with well stocked beds and borders and a patio with outside tap.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D		55	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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