



Hallams Lane,  
Chilwell, Nottingham  
NG9 5FH

**£575,000 Freehold**





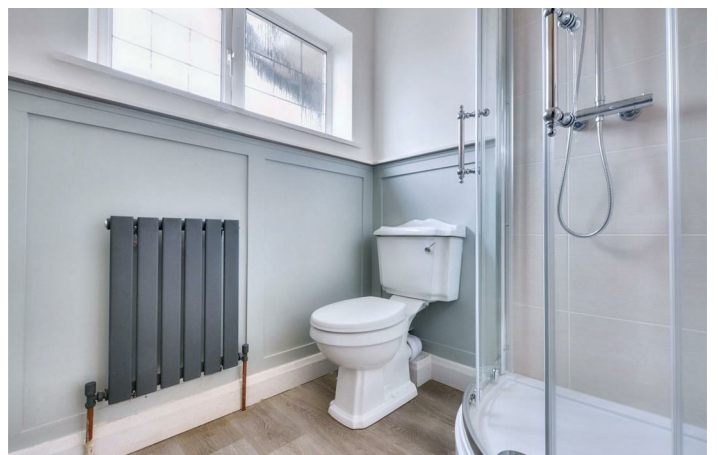
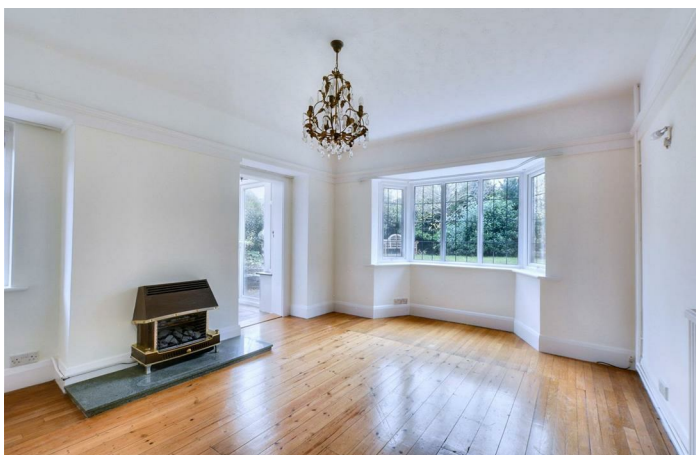
An attractive individual 1920's three bedroom detached house offering great potential.

Tucked away in a private location within the exclusive and ever popular Hallams Lane, sits this excellent house that has been well maintained, with recently upgraded bathroom and en-suite. yet the property still displays excellent potential for updating and remodelling to the eventual purchasers taste.

In brief the internal accommodation comprises: spacious entrance hall with study area, WC, sitting room, dining room, breakfast kitchen, rising to the first floor is a generous landing with useful walk-in storage cupboard, main bedroom suite, two further double bedrooms and bathroom.

Outside the property is approached via a private drive, with parking and garage beyond, and has primarily lawned matures gardens to both the front and side with an enclosed patio to the rear.

Available to the market with the benefit of chain free vacant possession, the property is ideally located for easy access to Chilwell High Road, Beeston Town Centre, excellent transport links and a range of other useful facilities.



### Entrance Hallway

Wooden entrance door leads to a spacious hallway with potential study area, UPVC double glazed window, radiator, parquet style flooring, and stairs off to the first floor landing.

### WC

Fitted with a low level WC, wash hand basin inset to vanity unit with tiled splashback, UPVC double glazed window, tiled flooring and radiator.

### Sitting Room

18'9" x 11'10" plus bay window (5.74m x 3.63m plus bay window)  
Three UPVC double glazed windows, patio door to the garden, two radiators and an original brick fire surround with slate hearth.

### Dining Room

16'2" x 13'0" (4.94m x 3.97m)  
UPVC double glazed bay window, a further UPVC double glazed window to the side, radiator, and a fuel effect gas fire mounted on a granite style hearth.

### Conservatory

11'9" x 7'11" (3.59m x 2.43m)  
UPVC double glazed windows and patio door, tiled flooring, and radiator.

### Breakfast Kitchen

18'8" x 8'11" plus recess (5.69m x 2.73m plus recess)  
with a range of fitted wall and base units, work surfacing with tiled splashback, one and bowl sink and drainer unit with mixer tap, inset induction hob, integrated electric oven and grill, plumbing for a washing machine, concealed boiler, three UPVC double glazed windows, radiator and wooden door to the exterior.

### First Floor Landing

UPVC double glazed window, radiator, useful walk-in eaves storage cupboard with UPVC double glazed window.

### Bedroom One

17'4" x 11'5" (5.29m x 3.48m)  
Two UPVC double glazed windows, radiator and parquet style flooring.

### En-Suite

With modern fittings in white comprising low level WC, pedestal wash hand basin, shower cubicle with mains control shower and further shower handset, extractor fan, radiator, panelled walls and UPVC double glazed window.

### Bedroom Two

13'10" x 13'1" (4.23m x 3.99m)  
UPVC double glazed bay window, further UPVC double glazed window to the side and radiator.

### Bedroom Three

11'11" x 8'6" (3.65m x 2.60m)  
UPVC double glazed window and radiator.

### Bathroom

9'7" x 7'1" (2.93m x 2.16m)  
Modern fittings in white comprising: pedestal wash hand basin, low level WC, freestanding bath with ball and claw feet and shower handset, panelled walls, radiator, UPVC double glazed window, extractor fan, and airing cupboard housing the hot water cylinder.

### Outside

To the front the property has a drive providing ample car standing with the brick and tile double detached garage beyond and a primarily lawned garden. The property also has a mature primarily lawned garden with various well stocked beds and borders, shrubs and trees and to the rear, the property has an enclosed patio/yard area which is partially covered.

### Material Information:

Freehold  
Property Construction: Brick  
Water Supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Solar Panels: No  
Building Safety: No Obvious Risk  
Restrictions: None  
Rights and Easements: None  
Planning Permissions/Building Regulations: None  
Accessibility/Adaptions: None  
Has the Property Flooded?: No

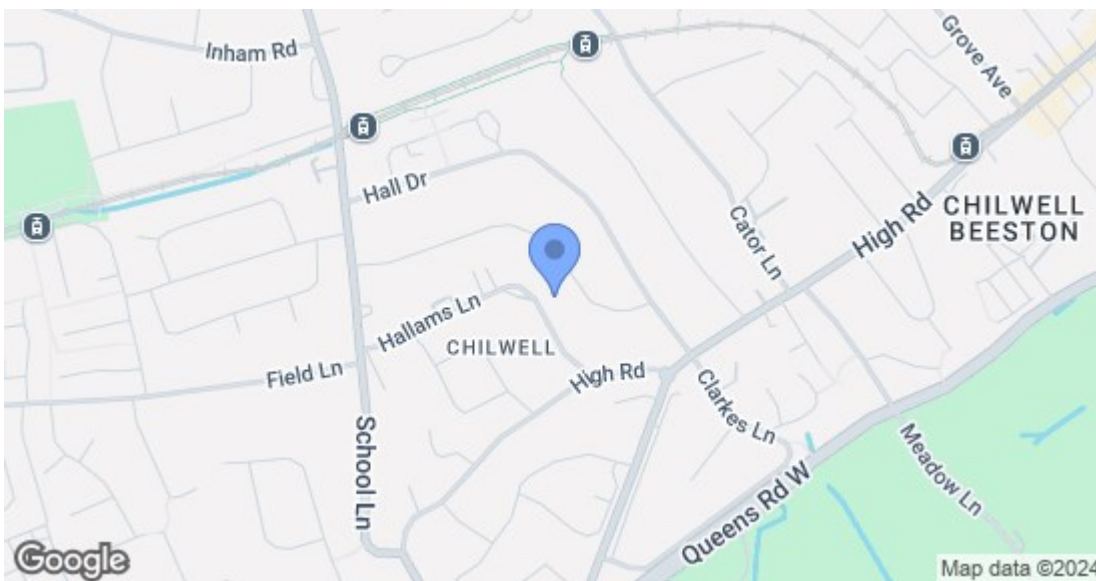
### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

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