



Cator Lane,  
Beeston, Nottingham  
NG9 4AY

**£600,000 Freehold**



A beautifully presented and spacious detached property with four-bedrooms and the benefit of no upward chain.

Situated in Chilwell, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, lounge, office/study, large open plan kitchen diner, utility room and downstairs WC. Then rising to the first floor are four bedrooms, one with an en-suite, a shower Room and bathroom.

Outside the property to the front is a lawned garden with paved driveway leading to an integral garage. The rear garden is primarily lawned with a paved seating area.

This fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

With colour leaded light windows and front entrance door, instantly attractive porcelain tiled floor with alarm system, stairs to first floor and ceiling spotlights.

### Cloakroom/ WC

Wall mounted basin and low flush W.C.

### Lounge

18'0" x 12'9" (5.51m x 3.90m)

UPVC double glazed leaded light bay window to the front, further UPVC double glazed window to side, radiator and stone gas fireplace.

### Study/Office

11'5" x 9'0" (3.50m x 2.75m)

Radiator, UPVC double glazed window and double glazed French doors.

### Open Plan Kitchen Diner

30'1" x 15'1" (9.17m x 4.61m)

Porcelain tiled floors throughout leading from the part glazed door way from the entrance hall. A Magnet fitted kitchen with contemporary white high gloss units, and attractive handles under a quality granite work surfacing with an abundance of storage space and integrated appliances comprising split level oven and microwave, American style fridge freezer, dishwasher and induction hob extractor ceiling spotlights and further hanging lights with areas for soft furnishings, sofas and other furniture. Natural light from Velux windows as well as twin French doors to the rear garden.

### Utility

9'1" x 6'7" (2.77m x 2.03m)

Incorporating base cupboards matching those to the kitchen with space and plumbing for washing machine, further appliance space, single bowl sink unit with mixer tap and wall mounted conventional gas boiler with domestic hot water and heating. UPVC double glazed window to the side.

### First Floor Landing

Doors to bedrooms and bathroom

### Bedroom One

14'1" x 12'9" (4.30m x 3.89m)

Radiator, double glazed bay window to the front, additional window to the side and access to the en-suite.

### En-Suite

Incorporating a four piece suite comprising panelled bath central taps, corner shower cubicle, wall mounted wash hand basin, low flush W.C. with ceramic tiled flooring, splashback and surround. Mirror and light, heated towel rail. obscured UPVC double glazed window to the front and ceiling spotlights.

### Bedroom Two

13'0" x 11'6" (3.964m x 3.51m )

Radiator, twin aspect UPVC double glazed windows to the side with leaded lights and window to the rear elevation.

### Bedroom Three

10'0" x 9'2" (3.05m x 2.80m)

Radiator and UPVC double glazed window to the rear.

### Shower Room

Incorporating a three piece comprising corner shower cubicle, low flush W.C. and wall mounted wash basin, heated towel rail, ceramic tiled flooring and splashback and double glazed window to the side.

### Bedroom Four

10'4" x 9'1" (3.15m x 2.79m)

Radiator and UPVC double glazed window to the front.

### Family Bathroom

Incorporating a four piece suite comprising vanity wash hand basin, low flush W.C., panelled bath and corner shower cubicle, ceramic tiled floors, splashbacks and surrounds, ceiling spotlight, heated towel rail, obscured glazed window to the rear.

### Outside

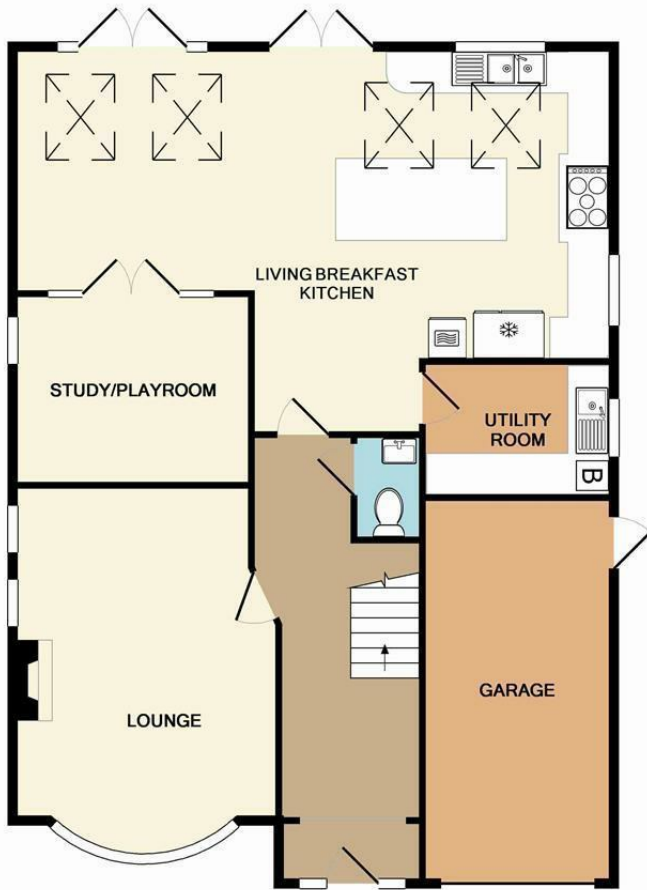
Enjoying a prominent position on Cator Lane with brick block paved driveway, leading to integral garaging. Lawns to the front with retaining brick wall. Pedestrian access to either side of the property to an enclosed south/south-west facing garden with Raj stone flag patio leading to lawned garden with shrub borders, fenced and hedge boundaries with garden shed.

### Garage

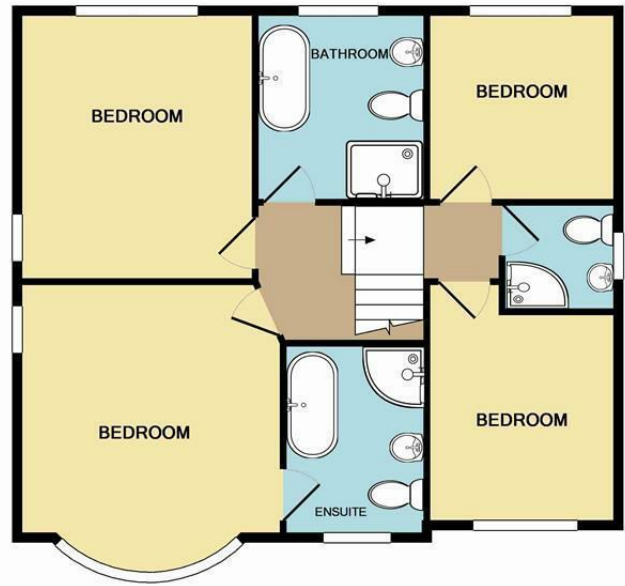
17'8" x 9'2" (5.41m x 2.80m)

Up and over door, side UPVC double glazed side exit door, light, power, meters and hot water cylinder.





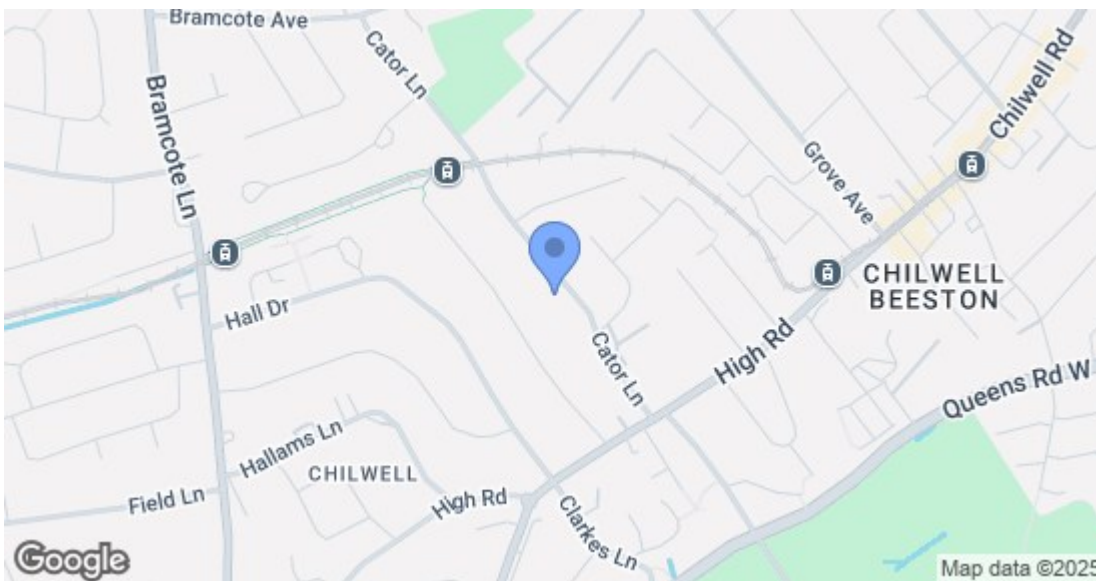
GROUND FLOOR  
APPROX. FLOOR  
AREA 1130 SQ.FT.  
(105.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 735 SQ.FT.  
(68.3 SQ.M.)

29 CATOR LANE, CHILWELL  
TOTAL APPROX. FLOOR AREA 1865 SQ.FT. (173.3 SQ.M.)

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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales 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	82
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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