

# Robert Ellis

*look no further...*



Lilac Grove,  
Beeston Rylands, Nottingham  
NG9 IPE

**£270,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea





An extended traditional 1930's three-bedroom semi-detached house.

Benefitting from an open-plan kitchen diner to the rear, and a particularly useful attic space, this well presented property with a bright and contemporary feel, will appeal to a wide range of potential purchaser.

In brief the internal accommodation comprises: entrance porch, entrance hallway, sitting room, open plan kitchen diner, then rising to the first floor are two double bedrooms, a further single bedroom, bathroom, and useful attic space.

Outside the property has a drive to the front, lean-to the side, and to the rear has easily managed enclosed garden with decking.

Occupying a convenient residential location, well placed for easy access to Beeston Town Centre, and train station, local shops and a wide variety of other facilities.



#### Entrance Porch

UPVC double glazed entrance door, tiled flooring, second door leading to entrance hall.

#### Entrance Hall

Radiator, meter cupboard, stairs off to the first floor landing, under stairs cupboard.

#### Sitting Room

12'11" x 10'0" (3.95m x 3.07m )

UPVC double glazed bay window to the front and radiator.

#### Open Plan Kitchen Diner

##### Dining Area

13'8" x 10'1" (4.19m x 3.08m )

UPVC double glazed patio doors to the rear garden, and radiator.

##### Kitchen

10'0" x 9'4" (3.05m x 2.85m )

Fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset gas hob with electric oven below, and extractor above, plumbing for a washing machine, dishwasher, UPVC double glazed window, and Velux window with electric blind.

#### First Floor Landing

UPVC double glazed window.

#### Bedroom One

13'9" x 10'1" (4.21m x 3.09m )

UPVC double glazed window, radiator, and fitted wardrobe.

#### Bedroom Two

10'11" x 9'1" plus door recess (3.34m x 2.78m plus door recess)

UPVC double glazed window, radiator, loft hatch with retractable ladder to the attic space.

#### Bedroom Three

7'10" x 6'7" (2.41m x 2.03m )

UPVC double glazed window, radiator, and fitted cupboard.

#### Bathroom

With fittings in white comprising: WC, pedestal wash-hand basin, bath with mains control shower over, and shower handset off the taps, part tiled walls, radiator, two UPVC double glazed windows, and airing cupboard housing the Worcester boiler.

#### Attic

12'8" x 8'4" (3.88m x 2.56m )

Window, and eaves storage.

#### Outside

To the front the property has a walled boundary, and a drive, with the lean-to beyond. To the rear the property has an enclosed and low maintenance private rear garden with decking, woodchips and an outside tap.

#### 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

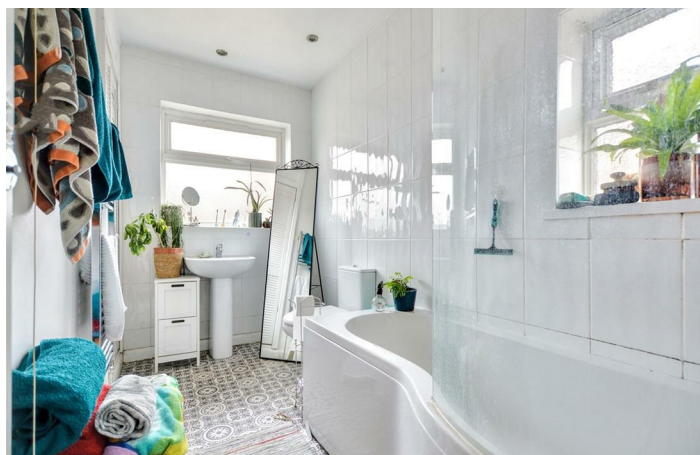
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

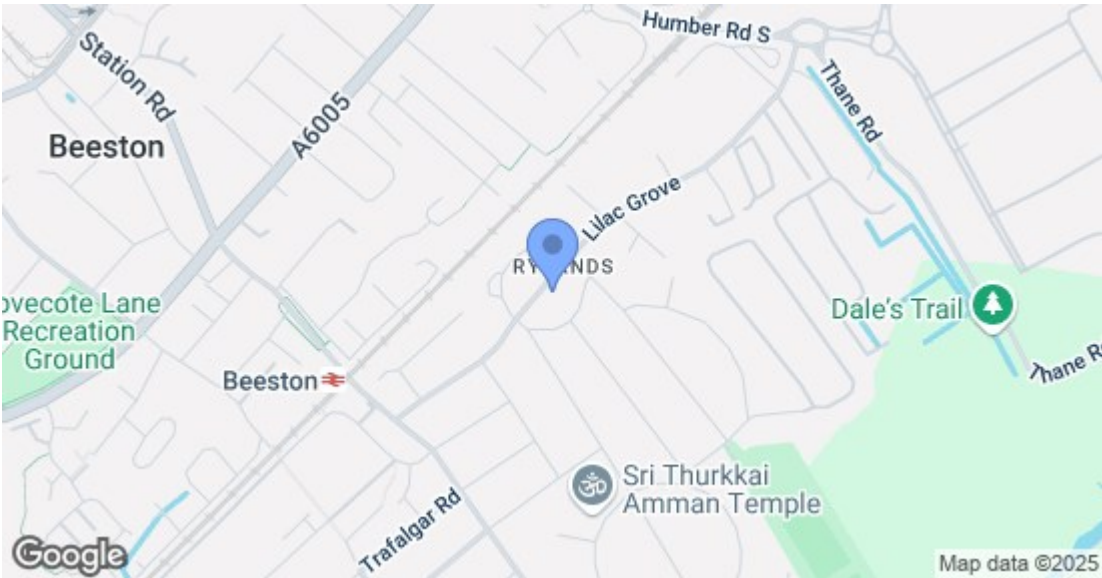
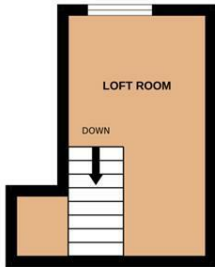
Has the Property Flooded?: No

#### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		58
(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		
(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		
England & Wales 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.