

# Robert Ellis

*look no further...*



Lily Grove,  
Beeston Rylands, Nottingham  
NG9 1QL

**£300,000 Freehold**

0115 922 0888



/robertellisestateagent



@robertellisea



An extended three-bedroom semi-detached property with a well maintained private and enclosed rear garden.

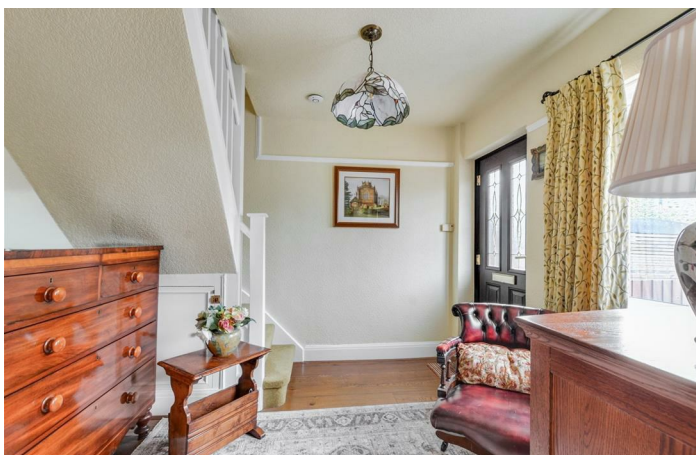
Situated just a short walk to the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This well-proportioned property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises: entrance hall, living room, kitchen, and dining room. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property to the front is a paved garden with walled boundary and gated access to the rear. This is primarily lawned with a paved seating area and shed.

With the benefit of gas central heating and UPVC double glazed windows throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door through the spacious hallway with stairs leading to the first floor landing, oak hard wood flooring, UPVC double glazed window to the front, and door leading into living room.

### Living Room

18'4" x 9'7" (5.59m x 2.93m )

A Carpeted room, with two radiators and UPVC double glazed box bay window to the front aspect.

### Dining Room

13'10" x 10'8" (4.24m x 3.26m )

Oak hard wood flooring, radiator and UPVC double glazed window and French doors to the rear garden. Access to storage cupboard housing the boiler.

### Kitchen

9'4" x 9'3" (2.86m x 2.83m )

Fitted with a range of wall, base and drawer units, work surfaces with tiled splashback, sink and drainer unit with mixer tap, inset NEFF gas hob with extractor fan above and integrated NEFF electric oven below, integrated fridge freezer, dishwasher, and washer dryer, radiator, and UPVC double glazed window to the rear aspect.

### First Floor Landing

With stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

### Bedroom One

12'2" x 9'6" (3.73m x 2.92m )

A double bedroom with UPVC double glazed box bay window to the front aspect, oak hard wood flooring, and radiator.

### Bedroom Two

9'7" x 9'3" (2.93m x 2.84m )

UPVC double glazed window to the rear aspect, oak hard wood flooring, and radiator.

### Bedroom Three

9'4" x 9'4" (2.87m x 2.86m )

UPVC double glazed window to the rear aspect, oak hard wood flooring and radiator.

### Bathroom

Incorporating a three-piece suite comprising: low flush WC, wash-hand basin inset to vanity unit, walk-in shower with mains controlled shower over, part tiled walls, tiled flooring, wall mounted heated towel rail and two UPVC double glazed windows to the front aspect.

### Outside

To the front of the property there is a low maintenance blocked paved courtyard area, with gated side access leading to the private and enclosed rear garden, which is mainly laid and lawn and features a paved patio seating area, mature stocked beds and borders, two garden timber sheds and fence boundaries.

### 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

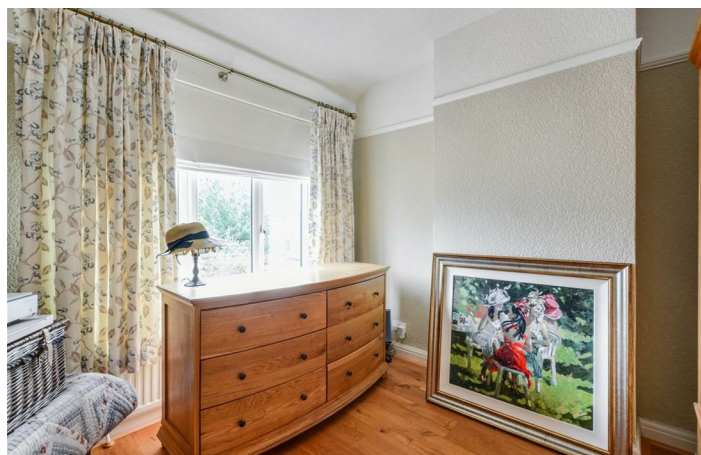
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

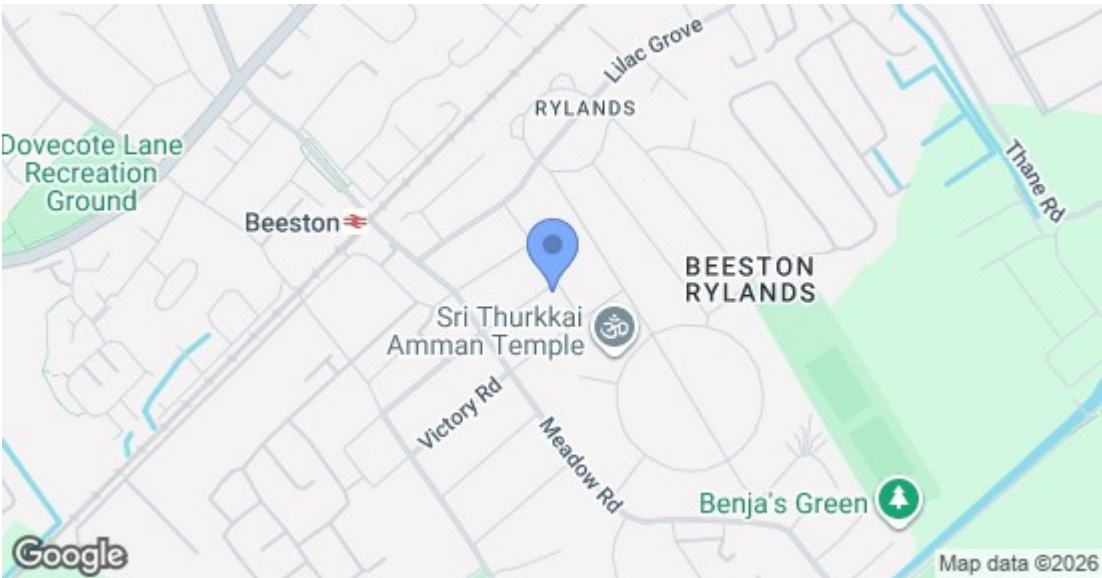
Has the Property Flooded?: No

### 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                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 64        |
| (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                                         |         |           |

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