



Hassocks Lane,
Beeston, Nottingham
NG9 2GQ

£280,000 Freehold



A well proportioned three/four bedroom semi detached house.

Situated in this popular and convenient residential location well placed for local shops, transport links, The University of Nottingham, Queens Medical Centre and Boots head office, this fantastic property is considered an ideal opportunity for young professionals, families and investors.

In brief the internal accommodation which is arranged over three floors comprises entrance hall, lounge/bedroom four, kitchen diner and conservatory to the ground floor, two good size double bedrooms and bathroom to the first floor and a double bedroom with en suite to the second floor.

To the front of the property there is a gravelled area with a concrete driveway and EV charging point and to the rear you will find a small patio overlooking the lawn beyond with a range of mature shrubs and a useful storage shed.

Benefitting from a loft conversion, solar panels and no upward chain, this property must be viewed in order to be fully appreciated.



Entrance Hall

UPVC double glazed front door, UPVC double glazed window to the side, radiator, stairs to the first floor, useful understairs storage cupboard and doors to the kitchen diner and lounge/bedroom 4.

Lounge/Bedroom 4

13'6" x 11'4" approx (4.14m x 3.46m approx)

Carpeted reception room with UPVC double glazed window to the front, radiator.

Kitchen Diner

17'9" x 8'9" approx (5.41m x 2.67m approx)

With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven and hob with air filter over, tiled splashback, space for a fridge and freezer, plumbing for a washing machine, breakfast bar, laminate flooring, UPVC double glazed window to the rear, radiator, UPVC double glazed sliding door to:

Conservatory

9'4" x 7'1" approx (2.85m x 2.18m approx)

Tiled flooring, UPVC double glazed windows to the rear, radiator and UPVC double glazed windows to the rear, radiator and UPVC double glazed French doors to the side.

First Floor Landing

UPVC double glazed window to the front and side, radiator, stairs to the second floor and doors to the shower room and two bedrooms.

Bedroom 2

11'6" x 11'3" approx (3.51m x 3.44m approx)

Carpeted double bedroom with UPVC double glazed window to the front, radiator.

Bedroom 3

10'11" x 9'2" approx (3.34m x 2.8m approx)

Carpeted double bedroom with UPVC double glazed window to the rear, built-in wardrobe, radiator.

Shower Room

Incorporating a three piece suite comprising of a corner

shower, wash hand basin inset to vanity unit, low flush w.c., tiled splashbacks, UPVC double glazed window to the rear, radiator and extractor fan.

Second Floor Landing

UPVC double glazed window to the side, door to:

Bedroom 1

16'4" x 12'6" approx (5m x 3.82m approx)

Carpeted double bedroom with Velux window, UPVC double glazed window to the rear, radiator and door to:

En-Suite

Incorporating a three piece suite comprising of a corner shower, pedestal wash hand basin, low flush w.c., tiled floor, splashbacks, extractor fan, UPVC double glazed window to the rear and spotlights.

Outside

To the front of the property you will find a low maintenance stoned garden with a concrete driveway, EV charging point and gated side access leading to the rear garden which is primarily lawned with mature shrubs and a useful garden shed.

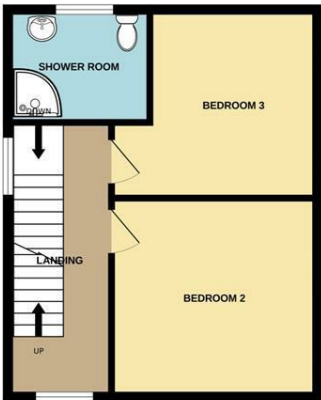




GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.

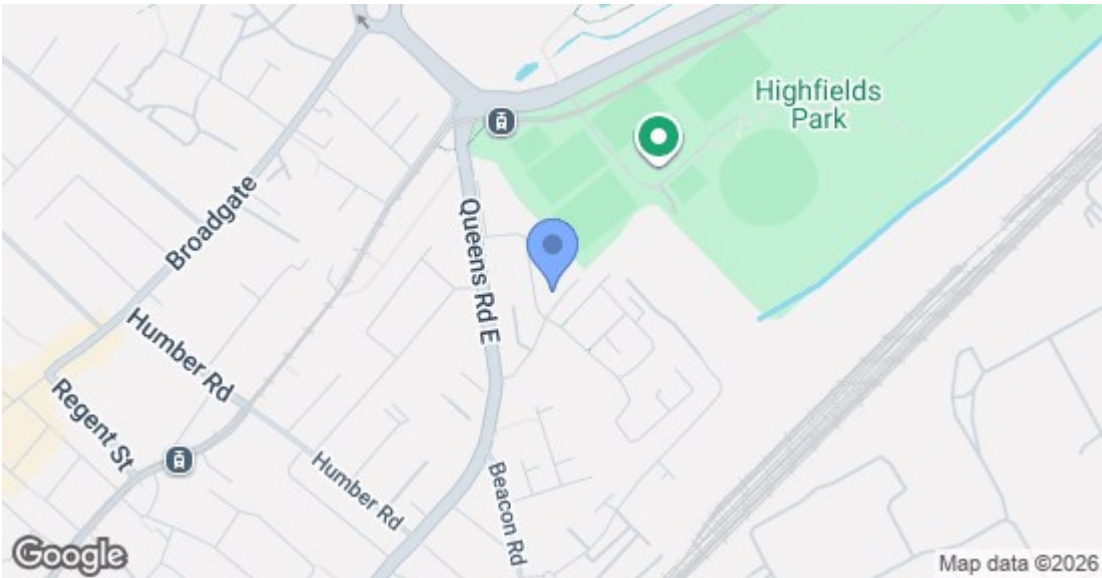


2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	51
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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