



Lily Grove,
Beeston Rylands, Nottingham
NG9 1QL

£310,000 Freehold



Located on Lily Grove, Beeston Rylands, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking, a valuable asset in this desirable location, allowing for easy access and convenience.

Beeston Rylands is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This property presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

In summary, this house on Lily Grove is a fantastic choice for those seeking a comfortable and spacious home in a sought-after location. With its generous living spaces and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.



Entrance Hall

UPVC double entrance door with flanking windows, radiator, stairs to the first floor, opening into the kitchen diner and door to the lounge.

Lounge

15'5" x 10'10" (4.72m x 3.32m)

A carpeted reception room with gas fire with Adam-style mantle, UPVC double glazed bay window to the front, radiator, fitted alcove shelving and cupboards units.

Kitchen Diner

15'7" x 15'5" (4.75m x 4.7m)

Fitted with a range of wall, base and drawer units, work surfaces, one-and-a-half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob, aluminium splashbacks and extractor fan over, integrated dishwasher, space for a fridge freezer, tiled splashbacks, radiator, UPVC double glazed window to the side and door with flanking window to the conservatory.

Conservatory

15'11" x 5'8" (4.86m x 1.75m)

Tiled flooring, underfloor heating, plumbing for a washing machine, work surface, wall units, UPVC double glazed door to the rear and UPVC double glazed windows to the rear and side.

First Floor Landing

With built-in storage cupboard, loft-hatch and doors to the bathroom and three bedrooms.

Bedroom One

15'5" x 10'11" (4.72m x 3.33m)

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom Two

8'11" x 8'10" (2.74m x 2.71m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

9'0" x 6'2" (2.76m x 1.9m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, wash-hand basin inset to vanity unit, WC, tiled flooring and splashbacks, heated towel rail, UPVC double glazed window to the side and extractor fan.

Outside

To the front of the property you will find a small lawned garden with mature shrubs, block paved driveway, EV charger and gated side access leading to the enclosed rear garden which includes a patio overlooking the lawn beyond, a range of stocked beds, fence boundaries and a garage.

Garage

23'7" x 10'5" (7.2m x 3.2m)

With an up and over garage door to the front, UPVC double glazed door and window to the side and power.

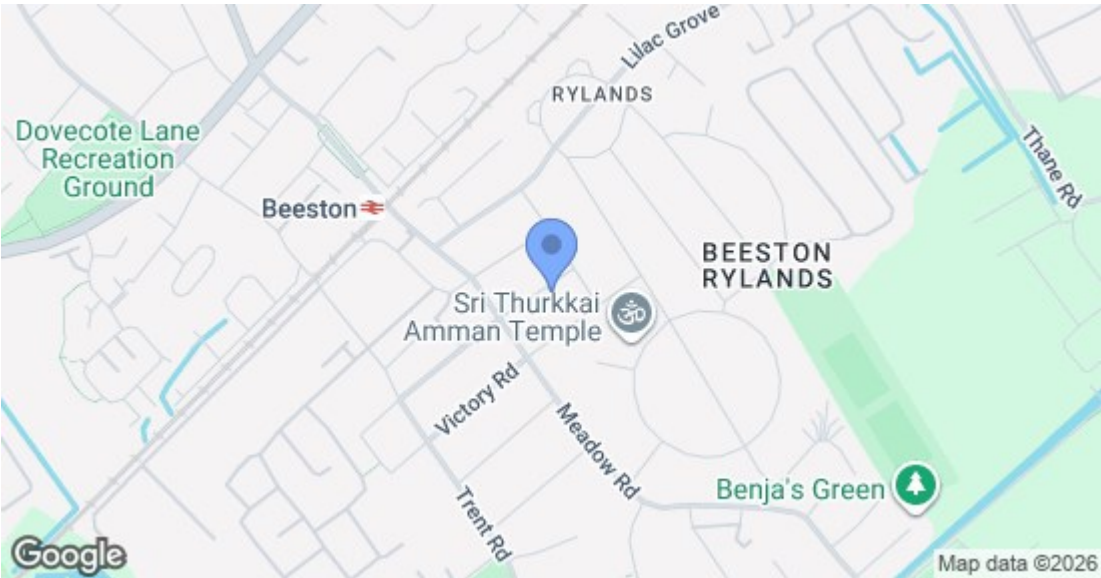
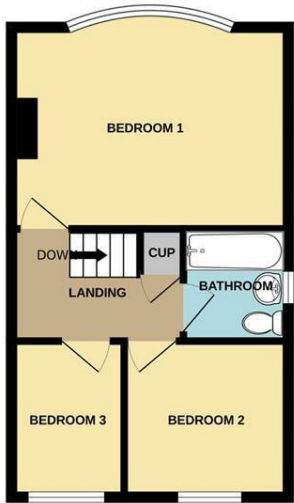




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(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		

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.