



**Mottram Road, Beeston, Nottingham, NG9 4FW**

Guide Price £250,000-£260,000 Freehold

  
**MARTIN&CO**



## Mottram Road, Beeston

3 Bedrooms, 1 Bathroom

**Guide Price £250,000-£260,000**

- Three Bedroom Semi-Detached House
- Refurbished By Current Owners
- Lounge With Wood Burning Stove
- Boiler & Central Heating System Installed 2021
- Enclosed, South West Facing Garden
- Driveway Parking For Two Cars
- Cul-De-Sac Setting

Immaculately presented throughout, this modern and stylish three bedroom semi-detached house has been lovingly refurbished by the current owners and sits quietly tucked away in a cul-de-sac setting. The accommodation briefly comprises of an entrance hall providing access to a lounge with wood burning stove, fitted dining/kitchen and refitted bathroom to the ground floor. To the first floor are three well proportioned bedrooms. Externally, the property has a double width drive providing off road parking to the front and an enclosed, south west facing rear garden. The property benefits from a new boiler and central heating system installed in 2021 and is being sold with no onward chain. Early viewing is strongly recommended.



**HALLWAY** 10' 4" x 5' 4" (3.15m x 1.63m) Accessed via an external uPVC door with opaque window to the front elevation, wood effect laminate flooring, wall mound radiator, stairs rising to the first floor and ceiling light.

**LOUNGE** 15' 10" x 10' 1" (4.83m x 3.07m) With fitted carpet, uPVC double glazed window to the front elevation, wood burning stove with tiled hearth, wall mounted radiator and ceiling light.

**KITCHEN/DINER** 12' 8" x 10' 1" (3.86m x 3.07m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, cooker point with extractor hood over, washing machine plumbing, wood effect laminate flooring, vertical column radiator, uPVC double glazed window to the rear elevation, external uPVC door to the rear garden and ceiling light.

**BATHROOM** With a fitted suite comprising of an L-Shaped panelled bath with chrome mixer taps and a

mains fed mixer bar shower over, low flush w.c., vanity wash hand basin, wall and floor tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

**LANDING** With fitted carpet, opaque uPVC double glazed window to the side elevation, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 7" x 10' 4" (3.84m x 3.15m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM TWO** 12' 7" x 7' 7" (3.84m x 2.31m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**BEDROOM THREE** 9' 3" x 8' 1" (2.82m x 2.46m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property enjoys an enclosed west

facing rear garden which is laid to lawn with a paved patio area, shed, fenced boundary and secure gate access. To the front is a block paved driveway providing off road parking for two vehicles and a hedge boundary.













## Martin & Co Beeston

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