



Four-bedroom Detached House located in Beeston.

Offers Over
£1,000,000

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LETTINGS & PROPERTY MANAGEMENT

26 Hallams Lane Beeston Nottingham NG9 5FH



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Merritt Estates proudly bring to the market this simply unique four-bedroom detached property, situated on a substantial plot on the prestigious Hallams Lane. With private driveway and electric gates.

With internal accommodation comprising of an entrance hallway leading to all ground floor rooms. An extended living space with central log burner and bay window to the front aspect. A perfect space for growing families.

A fully fitted kitchen with integrated appliances, comprising of base and wall units. Dining space and further seating/snug area. In addition, a good-sized dining room with views to the front aspect allowing plenty of natural light.

Further rooms to the ground floor include utility with additional space for appliances, boiler and storage cupboards. Downstairs w/c and cloaks.

To the first floor, a master suite with built in wardrobes, en-suite with separate shower enclosure and bath, heated towel radiator, w/c and wash hand basin.

Three further double bedrooms with built in storage cupboard.

A main bathroom with shower, w/c and wash hand basin.

Externally the property benefits from ample car standing, double garage with electric, shed and summer house. Perfect for a wide range of buyers.

Viewing comes highly recommended to fully appreciate the internal and external space on offer.

Ideally located for easy access to Chilwell High Road, Beeston Town Centre, excellent transport links to Nottingham & Derby and a range of other local amenities.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman



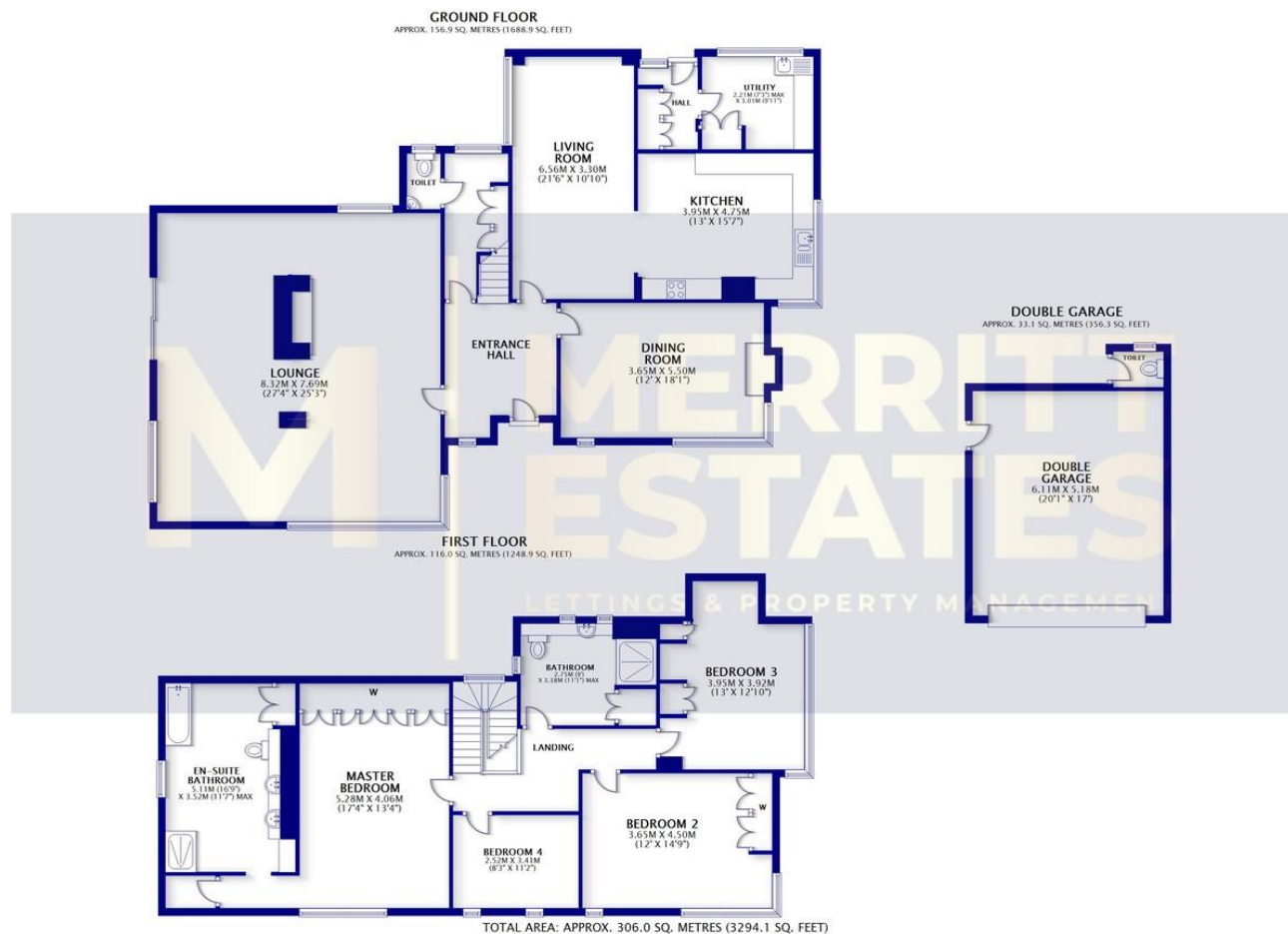


26 Hallams Lane, Beeston, Nottingham, NG9 5FH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



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