M A S O N S are pleased to offer for sale this well-presented three-bedroom, two-bathroom semi-detached home, ideally situated close to Sandy train station (just 0.7 miles away), the Riddy Nature Reserve, and the A1(M).

The property has been recently refurbished by the current owner and now features a stylish, refitted kitchen with high-specification integrated appliances, a modernised en-suite shower room, and tasteful decorative updates throughout.

On the ground floor, the accommodation includes a bright lounge with bay window and built-in window seat, an inner hallway with a downstairs cloakroom and separate utility space, and to the rear, a modern kitchen/diner overlooking the garden. The kitchen has been upgraded to a high standard and includes a range of integrated appliances, including a dishwasher.
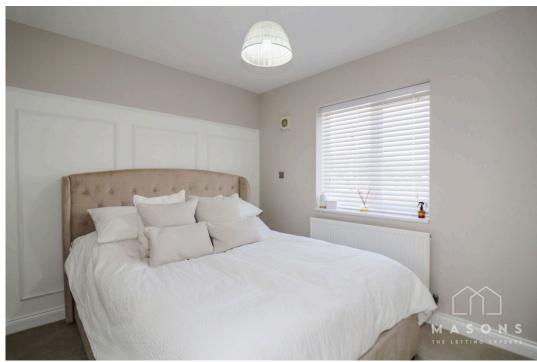
Upstairs, there are three bedrooms. The main bedroom benefits from a recently refitted en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Outside, the property offers a block-paved driveway with parking for two vehicles and gated side access. The south-facing rear garden is mainly laid to lawn with a paved seating area and a storage shed.

Well suited to professional couples or small families, this home also presents a strong investment opportunity, with an estimated rental income of £16,740 per annum, achieving a yield of approximately 5.15%.

Viewings are highly recommended to appreciate the quality and finish of the accommodation on offer.

- Three-bedroom semi-detached home
- Two modern bathrooms (including en-suite to master)
- Lounge with bay window and built-in window seat
- Block-paved driveway with parking for two vehicles
- No onward chain
- Recently refurbished throughout
- Refitted kitchen/diner with integrated high-spec appliances
- South-facing, enclosed rear garden with lawn, patio, and shed
- Close to Sandy train station, Riddy Nature Reserve, and the A1(M)

The Baulk, Beeston, SG19 1NR

Bedroom
8'4" x 4'7"
(2.54m x 1.40m)

Kitchen
15'8" x 8'10"
(4.78m x 2.68m)

Bedroom
8'11" x 8'10"
(2.72m x 2.70m)

W

Utility
5'1" x 3'2"
(1.56m x 0.96m)

Lobby

Landing

Bathroom
6'6" x 5'8"
(1.99m x 1.72m)

W

Lounge
15'8" x 11'9"
(4.78m x 3.57m)

Bedroom
12'10" x 11'2"
(3.92m x 3.41m)

WC
6'9" x 2'11"
(2.06m x 0.90m)

En-suite
6'4" x 4'11"
(1.90m x 1.50m)

First Floor
Approximate Floor Area
374 sq. ft
(34.70 sq. m)

Ground Floor
Approximate Floor Area
384 sq. ft
(35.60 sq. m)

Approx. Gross Internal Floor Area 758 sq. ft / 70.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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

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