



Lockwood Close,  
Beeston, Nottingham  
NG9 1NP

**£415,000 Freehold**





A recently renovated four-bedroom detached house just a short distance away from Beeston Marina.

This fantastic home would make the ideal purchase for a large variety of buyers including families looking to upsize locally or anyone looking to relocate to this quiet cul-de-sac in the vibrant town of Beeston.

Situated just a short walk away from the high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants and both primary and secondary schools. Lockwood close also has the benefit of both bus and tram stops close by for journeys into and around the city and Beeston train station is nearby for any journeys further afield.

In brief the internal accommodation comprises; Entrance Hall, Living Room, Open plan kitchen diner with island, downstairs Bedroom, and shower room. Then rising to the first floor are three double bedrooms and a family bathroom.

The property also has the advantage of a paved front garden with ample off-street parking and access to a double garage, currently used as a gym. There is then gated access to an enclosed, rear garden, this is primarily lawned with a decked seating area.

Offered to the market with UPVC double glazing, gas central heating and a high standard of fixtures and fittings throughout, an early internal viewing comes highly recommended.



### Entrance Hall

Composite door through to the entrance hall with access to the under stairs storage cupboard.

### Living Room

12'8" x 12'6" (3.87m x 3.83m )

Carpeted room, with two radiators, gas fire and UPVC double glazed window to the front aspect.

### Kitchen Diner

Fitted with a range of modern wall, base and draw units with worksurfaces over, inset sink and drainer unit, tiled splashbacks. Large Island with folding worktop to create a breakfast bar and integrated gas hob. Integrated appliances to include electric oven, microwave, and dishwasher. Space and fittings for a large freestanding fridge freezer. Bi-folding doors to the rear garden.

### Bedroom Four

11'8" x 6'11" (3.57m x 2.11m )

A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Downstairs Shower Room

Three-piece suite to include walk in mains powered shower, wash hand basin and WC. Access to a large storage cupboard housing a freestanding washing machine and tumble dryer.

### Landing

Spacious landing with access to the loft hatch and secret storage cupboard with mirrored door.

### Bedroom One

12'11" x 10'5" (3.95m x 3.19m )

A carpeted room, with radiator, aircon unit, fitted wardrobes with mirrored sliding doors and UPVC double glazed window to the front aspect.

### Bedroom Two

14'6" x 8'4" (4.44m x 2.56m )

A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

10'8" x 8'5" (3.26m x 2.58m )

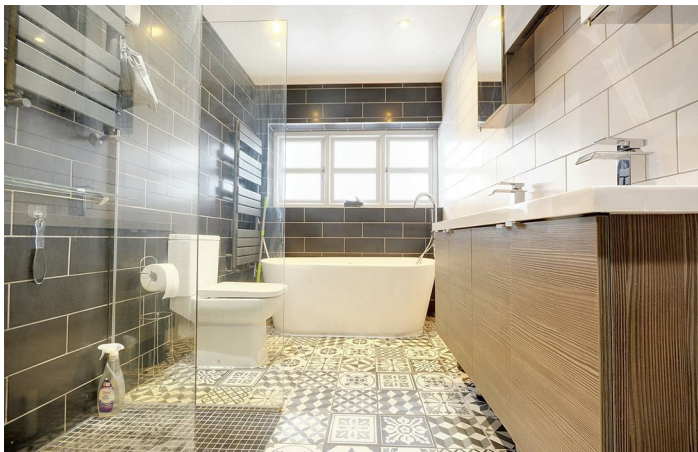
A carpeted room, with radiator and UPVC double glazed window to the front and side aspect.

### Bathroom

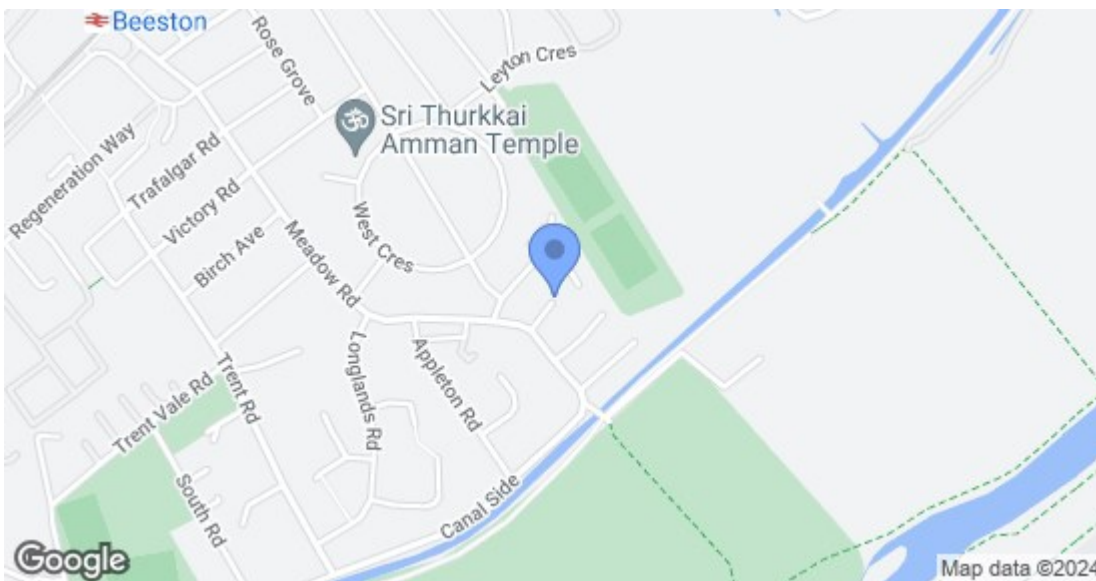
Fitted with a four piece suite comprising; stand alone bath with shower handset, fully tiled walk in shower with main power shower over, his and hers wash hand basin inset to vanity unit, low level WC, complementary tiling to walls and floor, contemporary wall mounted heated towel rail, inset ceiling spot lights and obscure UPVC double glazed window to the rear.

### Outside

To the front of the property there is a paved front garden with ample off-street parking for multiple cars and access to a double garage, currently used as a gym, with the benefit of an electric door and sockets. There is then gated access to the rear garden, this is primarily lawned with a decked seating area, outdoor electric sockets, and space for two sheds. To the other side of the property is the boiler room, with houses the water tank and boiler.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.