



Kenilworth Road,  
Beeston, Nottingham  
NG9 2HR

**£435,000 Freehold**





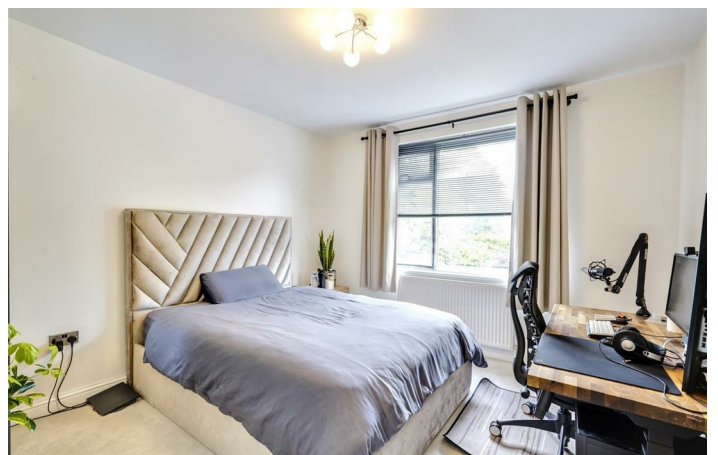
Situated just a short walk from Beeston high street, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This impressive property would be considered an ideal opportunity for a large variety of buyers including growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; a welcoming entrance hall, living room, currently set up as a bedroom, second reception room, opening up into the dining room and kitchen. Then rising to the first floor are three bedroom, and family bathroom. Then to the top floor is a recently added bedroom with en-suite.

Outside the property is a walled frontage with a block paved driveway and lawned section and the enclosed rear garden is primarily lawned with a spacious patio area.

Having been fully renovated to a high standard by the current homeowners, this fantastic property is offered to the market with the advantage of gas central heating, UPVC double glazing and is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to a tiled entrance hall, with radiator and understairs storage cupboard housing the boiler.

### Living Room

11'1" x 12'10" (3.40 x 3.93)

A carpeted reception room, currently set up as a bedroom, with radiator and UPVC double glazed window to the front aspect.

### Family Room

11'1" x 12'10" (3.40 x 3.93)

A carpeted reception room, with panelled walls and radiator.

### Kitchen Diner

18'0" reducing to 6'10" x 16'1" (5.50 reducing to 2.09 x 4.92)

A extended kitchen diner, with a range of wall and base units with work surfacing over, sink with drainer and mixer tap, inset five ring gas hob with extractor fan above and integrated electric double oven and fridge freezer. Space and fittings for a freestanding washing machine, radiator and UPVC double glazed windows to the side and rear aspect and UPVC double glazed French doors out to the garden.

### First Floor Landing

A carpeted landing space with UPVC double glaze window to the side aspect.

### Bedroom Two

11'2" x 14'1" ( 3.42 x 4.30)

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

### Bedroom Three

11'2" x 11'11" (3.41 x 3.65)

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

### Bedroom Four

7'3" x 7'10" (2.21 x 2.41)

A carpeted single bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail, extractor fan and UPVC double glazed window to the rear aspect.

### Second Floor Landing

A carpeted landing space with Velux window to the front aspect

### Bedroom One

11'5" x 19'9" (3.48 x 6.02)

A double bedroom, with laminate flooring, radiator, Velux window to the front aspect and UPVC double glazed French doors out to a Juliet balcony.

### En-suite

A three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains powered shower, fully tiled walls, heated towel rail, extractor fan and UPVC double glazed window to the rear aspect.

### Outside

To the front is a walled boundary, with lawned space, block paved driveway with ample off-street parking for one car standing and gated access to the rear. This is a large garden, that is primarily lawned with a paved seating area, fenced boundaries and space for a shed.

### Material Information

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

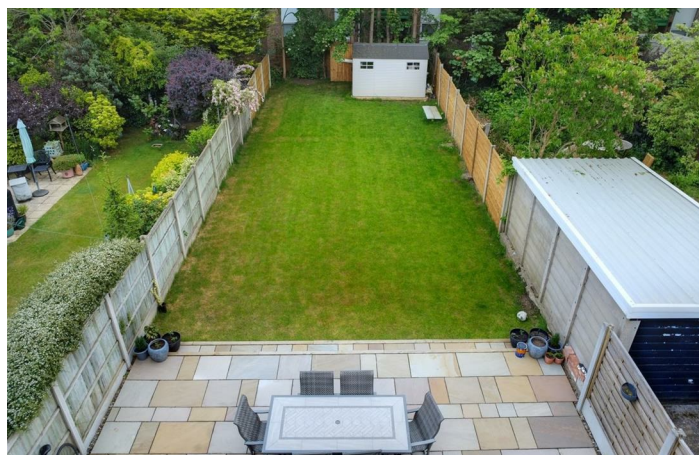
Planning Permissions/Building Regulations: Granted

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		53
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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