



5A Lilac Grove,
Beeston, Nottingham
NG9 IPA

£295,000 Freehold



AN ATTRACTIVE AND PARTICULARLY DECEPTIVE, VICTORIAN, FOUR BEDROOM, SEMI-DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS.

Having retained much of its original character and charm, benefiting from modern fixtures and fittings throughout, including a good quality loft conversion providing a fourth double bedroom with an en-suite, this versatile house is likely to appeal to a variety of potential purchasers.

In brief, the bright and well proportioned interior comprises entrance hall, sitting room, dining room and breakfast kitchen to the ground floor, to the first floor are three further good sized double bedrooms and a family bathroom, and to the second floor is a further double en-suite bedroom.

Outside, the property has a drive providing ample car standing to the front and well manicured, stocked front gardens, and to the rear the property has patio areas and again, well stocked beds and borders with mature shrubs.

Well placed for easy access to Beeston train station and canal, which leads through to Attenborough nature reserve, and within easy walking distance of Beeston town centre which offers a variety of shops and services.



Recessed porch with feature tiling shelters the UPVC double glazed front entrance door.

Hallway

Engineered wood flooring, radiator and stairs off to first floor landing.

Sitting room

14'3" x 11'8" (4.34m x 3.56m)

UPVC double glazed bay window to the front, engineered wood flooring, radiator and an open fire with feature cast iron surround and adam style mantle.

Dining room

12'7" x 12'2" (3.84 x 3.73)

Two UPVC double glazed windows, radiator, engineered wood flooring and a fuel effect gas fire with stone style adam surround.

Kitchen

17'9" x 9'4" (5.42 x 2.85)

With a range of fitted wall and base units, work surfacing with tiled splashbacks, one and a half bowl sink with mixer tap, plumbing for a washing machine, dryer space with vent, electric oven and grill, inset gas hob, extractor fan, appliance space, tiled flooring, radiator, inset ceiling spotlights, UPVC double glazed window, UPVC double glazed patio doors to the rear garden and further door to the side.

Walk-in pantry

With shelving.

First floor landing

With stairs off to second floor landing.

Bedroom 1

15'8" x 11'5" (4.79 x 3.48)

Two UPVC double glazed windows, radiator and fitted wardrobes.

Bedroom 2

12'7" x 9'6" (3.86 x 2.91)

UPVC double glazed window and radiator.

Bedroom 3

11'0" x 9'5" (3.37 x 2.88)

UPVC double glazed window and radiator.

Bathroom

With fittings in white comprising W.C, pedestal wash hand basin, bath with shower off the taps, part tiled walls, tiled flooring, UPVC double glazed window, heated towel rail and extractor fan.

Second floor landing

With UPVC double glazed window.

Attic bedroom

20'0" x 10'7" (6.1 x 3.24)

Velux window, further UPVC double glazed window, fitted wardrobe and eave storage.

En-suite

With a three piece suite in white comprising W.C, pedestal wash hand basin, shower cubicle with mains control shower, part tiled walls, tiled flooring, extractor fan, wall mounted heated towel rail and Velux window.

Outside

To the front, the property has a block paved drive providing ample car standing and an established hedge, giving the property a degree of privacy, with a well stocked border beyond. Gated access leads along the side of the property to the rear garden. The rear, again, has well manicured and maintained stocked borders, with various areas of block paving and an outside tap.





TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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