



Lime Grove Avenue,
Beeston, Nottingham
NG9 4AR

**Offers Over
£620,000 Freehold**

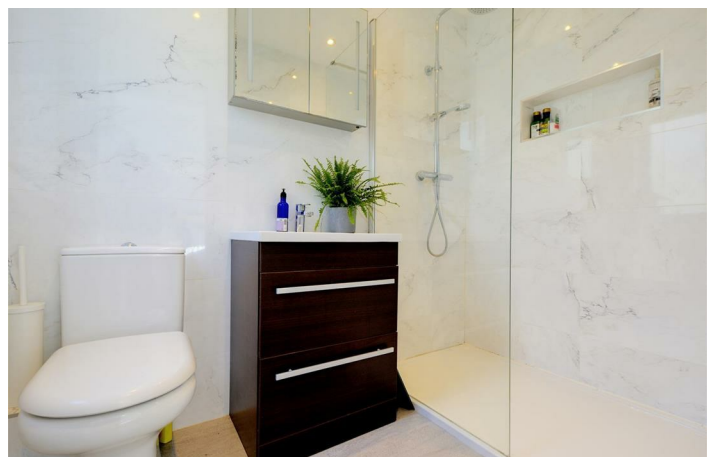
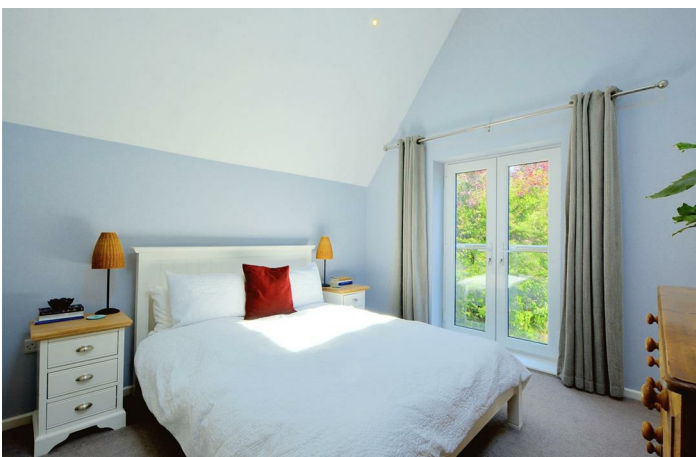


Having been significantly extended and re-modelled by the current vendors, including a new roof 8 years ago this excellent house now offers a most appealing living space with a particularly impressive open plan kitchen/diner with living space, and master en-suite bedroom.

In brief, the generous and versatile interior comprises entrance hall, WC, open plan kitchen/diner with living space and bi-fold doors to the garden, and sitting room. Rising to the first floor is a master en-suite bedroom, four further bedrooms and family bathroom.

Outside, the property has a drive to the front providing car standing with the integral garage beyond, and to the rear has a particularly large and private enclosed garden, patio, lawn and mature trees.

Occupying a particularly sought-after position tucked away in a small cul de sac, yet being accessible for shops, schools, parks and excellent transport links, this rare opportunity simply must be viewed to truly appreciate it.



ENTRANCE

A recessed porch with tiled flooring shelters the wooden front entrance door with flanking window.

HALLWAY

Radiator, stairs off to first floor landing, useful understairs recess.

WC

WC, Corner wall mounted wash hand basin and part tiled walls.

SITTING ROOM

15'7" x 10'11" (4.77 x 3.35)

uPVC double glazed bay window to the front, display recessed within the chimney breast, bespoke built-in cupboards, radiator.

OPEN PLAN KITCHEN/DINER & LIVING AREA

26'7" x 20'4" decreasing to 10'7" (8.12 x 6.2 decreasing to 3.23)

An extensive range of good quality fitted wall and base units, granite work surfacing with splashback, a breakfast bar with oak top, an inset induction hob with extractor above, inset twin electric ovens, one and a half bowl sink with mixer tap, integrated dishwasher, two radiators, inset ceiling spotlights, uPVC double glazed window, bi-fold doors to the garden, wood style door.

FIRST FLOOR LANDING

With two fitted lights, radiator.

MASTER BEDROOM

12'11" x 11'0" (3.96 x 3.36)

uPVC double glazed Juliet style balcony overlooking the rear garden, radiator, inset ceiling spotlights, Velux window powered with blind.

EN-SUITE

With modern fittings in white comprising WC, wash hand basin inset to vanity unit, double shower cubicle with mains controlled overhead shower, tiled flooring, inset ceiling spotlights, extractor fan, wall mounted heated towel rail, uPVC double glazed window.

BEDROOM TWO

13'0" x 9'4" (3.97 x 2.86)

uPVC double glazed window, radiator, loft hatch.

BEDROOM THREE

13'4" x 11'1" (4.08 x 3.38)

uPVC double glazed window, radiator.

BEDROOM FOUR

13'0" x 10'3" (3.97 x 3.14)

uPVC double glazed window, radiator.

BEDROOM FIVE/STUDY

10'11" x 6'0" (3.35 x 1.84)

Radiator, Velux window and an additional loft hatch.

FAMILY BATHROOM

WC, wash hand basin inset to vanity unit with shaver point, bath with mains controlled shower over, part tiled walls, uPVC double glazed window, wall mounted heated towel rail, inset ceiling spotlights, extractor fan.

GARAGE

15'6" x 10'4" (4.73 x 3.17)

Double timber doors to the front, light and power, plumbing for a washing machine, wall mounted cupboards, boiler.

OUTSIDE

To the front of the property there is a drive providing car standing with the garage beyond, mature trees, a slate chipped area and gate providing access to the rear. To the rear the property has a particularly generous private and enclosed garden which is laid mainly to lawn with a patio, outside tap, various mature shrubs and trees, timber shed.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.