



Lilac Crescent, Beeston Rylands, Nottingham, NG9 1PX
Guide Price £300,000-£310,000 Freehold


MARTIN & CO

Lilac Crescent, Beeston Rylands

3 Bedrooms, 1 Bathroom

Guide Price £300,000-£310,000

- Extended Three Bedroom Semi-Detached Property
- Wrap Around Kitchen/Diner
- Conservatory
- Low Maintenance Rear Garden
- Off Road Parking
- Council Tax Band B
- Freehold



GUIDE PRICE £300,000-£310,000. Situated in this popular and sought after location stands this extended, three bedroom semi-detached house is being offered to the market with no onward chain. The accommodation comprises of an entrance hall with cloakroom, leading through to a spacious dual aspect lounge, conservatory, extended kitchen and a separate dining area to the ground floor. To the first floor there are two double bedrooms a third, single bedroom and a fitted four piece bathroom. Externally, the property has a driveway providing off road parking and a low maintenance, enclosed rear garden.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY 12' 5" x 5' 6" (3.78m x 1.68m) Accessed via an external uPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor (chair lift can be left or removed as required) and ceiling light.

GROUND FLOOR W.C With a low flush w.c., wash hand basin, vinyl floor covering, part wall tiling and ceiling light.

LIVING ROOM 26' 8" x 10' 4" (8.13m x 3.15m) The spacious lounge has a fitted carpet, two wall mounted radiators, uPVC double glazed bay window to the front elevation and sliding doors to the conservatory and two ceiling lights.

KITCHEN 15' 6" x 11' 9" (4.72m x 3.58m) Comprising of a range of fitted high and low level units with a rolled edge worktop over incorporating a one and quarter bowl sink and drainer, splash back tiling, wood effect laminate flooring, wall mounted radiator, two uPVC double glazed windows to the side and rear elevations, external uPVC door to the conservatory, cooker point

with extractor over, washing machine and dishwasher plumbing and fitted ceiling spotlights.

DINING AREA 8' 2" x 8' 1" (2.49m x 2.46m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front elevation and ceiling light.

CONSERVATORY 13' 10" x 6' 7" (4.22m x 2.01m) With wood effect laminate flooring, a range of uPVC double glazed windows and French Doors leading to the garden, wall mounted electric fire and wall light.

LANDING With a fitted carpet, opaque uPVC double glazed window to the side elevation and ceiling light.

MASTER BEDROOM 13' 10" x 8' 3" (4.22m x 2.51m) With a fitted carpet, uPVC double glazed window to the rear elevation, a range of fitted wardrobes with sliding mirrored doors, wall mounted radiator and fitted ceiling spotlights.

BEDROOM TWO 10' 11" x 9' 2" (3.33m x 2.79m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 2" x 6' 11" (2.49m x 2.11m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM 10' 6" x 5' 4" (3.2m x 1.63m) Comprising of a bath with chrome mixer taps, corner shower enclosure with a mains fitted mixer bar shower with twin heads, vanity wash hand basin, low flush w.c., vinyl floor covering, wall tiling, wall mounted radiator, airing cupboard, opaque uPVC double glazed window to the rear elevation, loft hatch and ceiling light.

EXTERNAL The property has a low maintenance enclosed rear garden which has a paved patio area, fenced boundary and secure gate access. To the front a block paved driveway provides off road parking, there are a range of mature trees and a walled boundary.









Floor 0



Floor 1

Approximate total area⁽¹⁾
1046.13 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

