



32 Bainton Grove,
Clifton, NG11 8LG

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This concrete-built end terraced home provides well proportioned accommodation arranged over two floors including an entrance hall, living/dining room with French doors leading out to the rear garden, w/c, inner hall and the kitchen to the ground floor, with three bedrooms and the family bathroom to the first floor.

Benefiting from UPVC double glazing and gas central heating, the property enjoys enclosed gardens to both the front and the rear, with the potential to create off road parking to the front (subject to the correct planning consents and a dropped curb being installed).

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities via local transport links, including the tram network.

An ideal first time buy or investment opportunity.
Viewing is highly recommended.

Guide Price £145,000





Directions

Bainton Grove can be located from Farnborough Road, Clifton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Entrance Hall

Stairs rising to the first floor, and doors leading to the living/dining room, ground floor w/c and the inner hallway.

Living/Dining Room

A dual aspect room with a UPVC double glazed window to the front elevation and UPVC double glazed French doors leading out to the rear garden, two ceiling light points, gas fire, coving to ceiling, radiator, and a door leading through to the:-

Kitchen

Fitted with a range of wall and base units with roll edged work surfaces over, stainless steel sink unit with drainer, freestanding cooker, space and plumbing for a washing machine and space for an under-counter fridge/freezer.

UPVC double glazed window to the rear elevation, and a door leading to the:-

Inner Hallway

Under-stairs storage cupboard, cupboard housing the meters, and a UPVC door leading out to the side.

Ground Floor W/C

Fitted with a low level flush w/c, and a pedestal wash hand basin. Ceiling light point, and an opaque UPVC double glazed window to the front elevation.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, centre ceiling light, storage cupboard, and doors leading to three bedrooms and the family bathroom.

Family Bathroom

Fitted with a two piece suite comprising a wall mounted wash hand basin, and a panelled bath with an electric shower over.

Tiled splash backs, ceiling light point, radiator, and opaque UPVC double glazed windows to the rear and side elevations.

Bedroom One

UPVC double glazed window to the front elevation, over-stairs storage cupboard, centre ceiling light, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, centre ceiling light, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, centre ceiling light, radiator.

OUTSIDE

To the front of the property, the fully enclosed garden includes a laid to lawn area with shrubs and bedding plants, and a pathway which leads to the FRONT ENTRANCE DOOR. There is timber screen fencing to the boundaries, a wrought iron pedestrian gate to the front, and timber gated access to the rear garden. There is also the potential to create off road parking (subject to the correct planning consents and a dropped kerb being installed).

The fully enclosed rear garden is mainly laid to lawn with a small patio area. There is timber screen fencing and hedging to the boundaries, plus a greenhouse and a timber storage shed.

Referral Arrangement Note

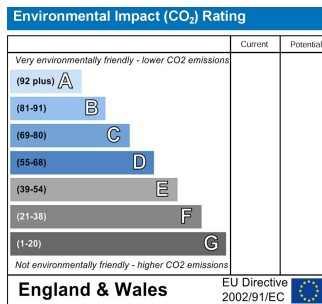
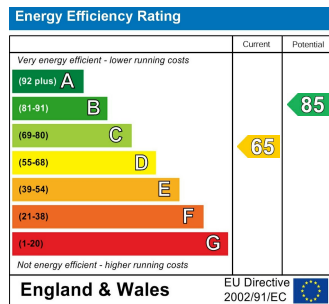
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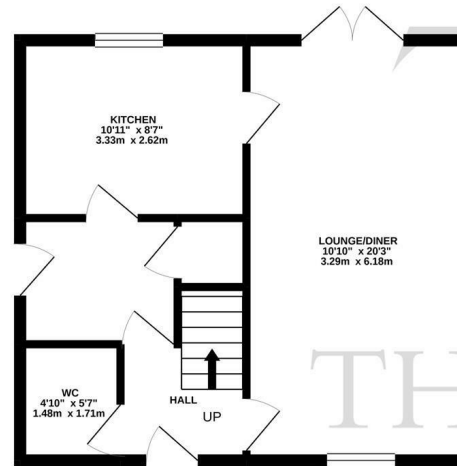
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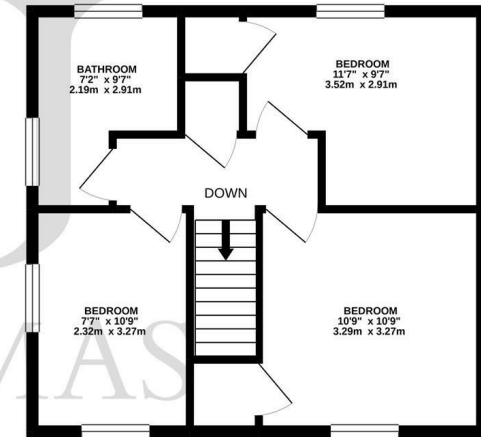
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GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

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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