



## 73 CATOR LANE

BEESTON, NG9 4AY

£465,000

### Characterful 4-Bedroom Home on Cator Lane, Beeston

Nestled in the sought-after area of Beeston, this charming 1935-built property on Cator Lane offers the perfect blend of period character and modern comfort. Boasting approximately 936 sq ft of well-designed living space, this home is ideal for growing families or those seeking generous accommodation in a thriving location.

### Two Welcoming Reception Rooms

Upon entry, you are greeted by two spacious and inviting reception rooms—perfect for entertaining, relaxing, or family time.

### Four Spacious Bedrooms



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Main Branch  
363 Nuthall Road  
Nottingham  
Nottinghamshire  
NG8 5BU

01159789843  
sales@houzly.co.uk



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