



Stockhill Lane  
Nottingham NG6 0LP

A MUST VIEW FAMILY HOME WITH SCOPE  
TO MAKE IT YOUR OWN.

**Offers In The Region Of £170,000 Freehold**



Robert Ellis Estate Agents are pleased to present this spacious three double bedroom semi-detached family home, situated in the popular area of Basford, Nottingham. Requiring some modernisation, this property offers an excellent opportunity for buyers looking to personalise a home to their own taste.

The accommodation begins with an inviting entrance hallway, providing access to a ground floor WC, a practical utility room, and a fitted kitchen with ample storage and direct access to the rear garden. The generous lounge opens through to a dining area, creating a flexible and comfortable space for everyday living.

The rear garden is arranged over two levels, currently featuring gravelled patio areas and tiered lawns, and offers great potential for those keen to redesign or landscape to suit their needs.

Upstairs, the landing leads to three well-proportioned double bedrooms. The first floor is completed by a family bathroom fitted with a three-piece suite.

Early viewing is recommended to appreciate the space, layout, and potential this home has to offer.



### Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, under stairs storage cupboard, staircase leading to the first floor landing, doors leading off to:

### WC

2'20 x 5'58 approx (0.61m x 1.52m approx)  
UPVC double glazed window to the side elevation, WC, dado rail, laminate flooring.

### Utility Room

5'02 x 4'06 approx (1.57m x 1.37m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, handwash basin, wall units with a worksurface providing space and point for a tumble dryer, housing the boiler.

### Lounge Diner

23'35 x 13'55 approx (7.01m x 3.96m approx)  
Two UPVC double glazed windows to the front elevation, two wall mounted radiators, two UPVC double glazed windows to the rear elevation, carpeted flooring, fireplace, door leading through to the kitchen.

### Kitchen

11'81 x 8' approx (3.35m x 2.44m approx)  
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a cooker with extractor hood above, space and point for a fridge freezer, two UPVC double glazed windows to the side elevation, UPVC double glazed door to the rear elevation, wall mounted radiator, laminate flooring.

### First Floor Landing

Carpeted flooring, storage cupboard, UPVC double glazed window to the front elevation, doors leading off to:

### Bedroom One

12'36 x 12'03 approx (3.66m x 3.73m approx)  
Two UPVC double glazed windows to the rear elevation, wall mounted radiator, built-in storage, carpeted flooring.

### Bedroom Two

10'47 x 9'97 approx (3.05m x 2.74m approx)  
To UPVC double glazed windows to the front elevation, wall mounted radiator, built-in storage, carpeted flooring.

### Bedroom Three

8'11 x 11'78 approx (2.72m x 3.35m approx)  
UPVC double glazed windows to the side and rear elevations, wall mounted radiator, carpeted flooring.

### Bathroom

Vinyl flooring, UPVC double glazed window to the side elevation, WC, tiled splashbacks, handwash basin with mixer tap, panelled bath with electric shower over, heated towel rail.

### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, leading to further lawned area, outdoor store, shed, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

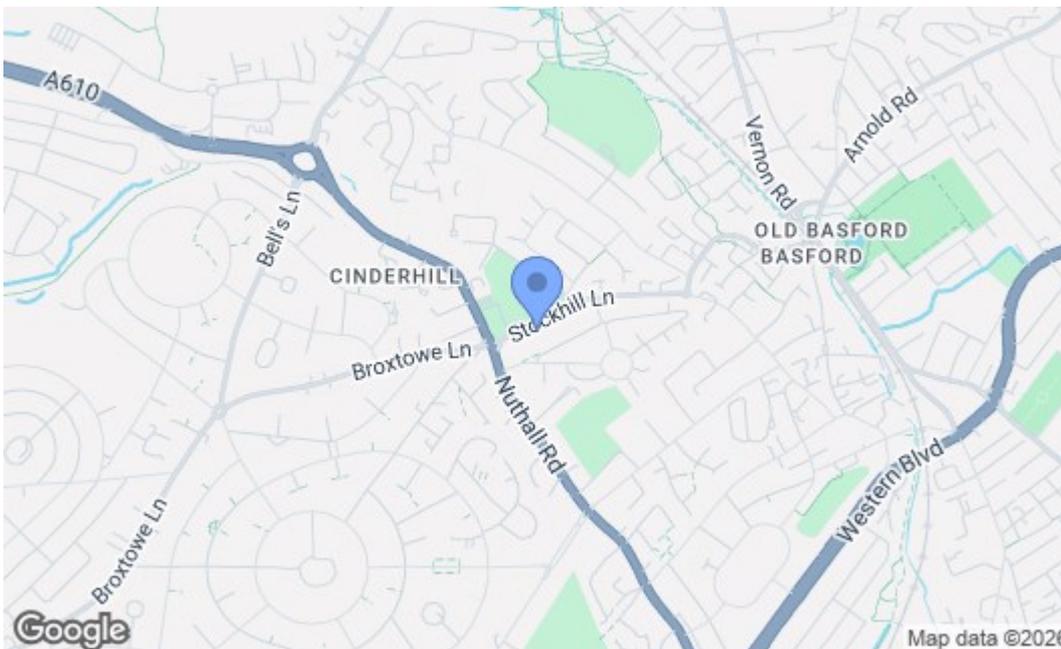
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.