

# Robert Ellis

look no further...



Lincoln Close  
Stapleford, Nottingham NG9 8HY

A THREE BEDROOM SEMI DETACHED  
HOUSE

**£199,950 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A THREE BEDROOM SEMI DETACHED HOUSE, POSITIONED IN THIS WELL ESTABLISHED AND POPULAR RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing, off-street parking and generous front and sunny south facing rear gardens.

The property itself sits favourably within this quiet residential cul de sac location, within easy reach of excellent nearby schooling for all ages, the shops and services within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.





### ENTRANCE HALL

10'9" x 6'8" (3.29 x 2.04)

Modern, composite and double glazed front entrance door, radiator, stairs to first floor, feature floor tiles and door to lounge.

### LOUNGE

13'3" x 12'10" (4.06 x 3.93)

Double glazed window to the front, coving, wall light points, useful understairs storage cupboard housing the gas and electricity meters, wooden flooring, feature fire surround incorporating coal effect fire with tiled hearth, media points and opening through to the dining room.

### DINING ROOM

11'9" x 8'9" (3.59 x 2.69)

Double glazed French doors opening out to the rear deck, wooden flooring to match the lounge, radiator, coving and doorway through to kitchen.

### KITCHEN

10'6" x 7'3" (3.22 x 2.23)

Equipped with a range of matching fitted base and wall storage cupboards with granite effect roll top work surfacing incorporating single sink and drainer with central mixer tap, fitted four ring gas hob with oven beneath, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, double glazed windows to the side and rear, UPVC panel and double glazed exit door to rear garden.

### FIRST FLOOR LANDING

Double glazed window to the side offering great views towards the rolling countryside, loft access point to an insulated and partially boarded loft space and doors to all bedrooms and bathroom.

### BEDROOM 1

10'10" x 9'10" (3.31 x 3.01)

Double glazed window to the rear, radiator and storage cupboard with shelving.

### BEDROOM 2

12'10" x 9'10" (3.93 x 3.02)

Double glazed window to the front, radiator and coving.

### BEDROOM 3

9'10" x 6'5" (3.01 x 1.96)

Double glazed window to the front and radiator.

### BATHROOM

7'3" x 6'4" (2.22 x 1.94)

White three piece suite comprising panel bath with electric shower over, wash hand basin and push-flush w.c. Partially tiled walls, double glazed window to the rear with fitted roller blind, wall mounted heated chrome ladder towel radiator and mirror fronted bathroom cabinet.

### OUTSIDE

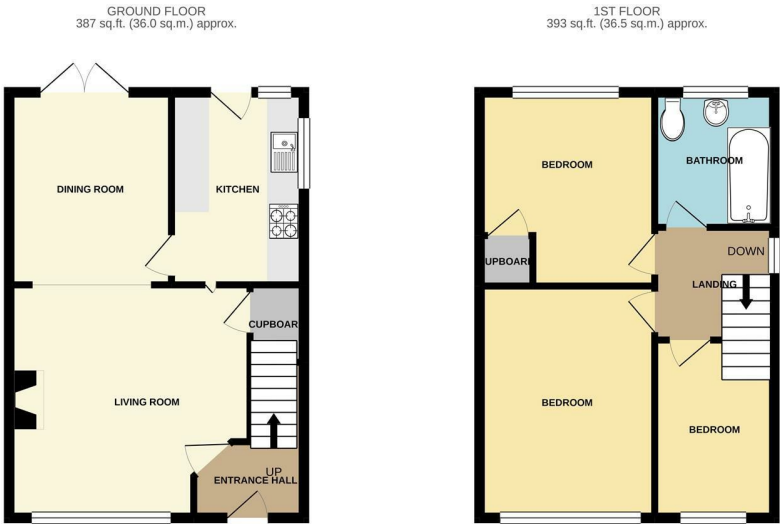
The front of the property is set back from the road and there is a driveway providing parking for two/three vehicles, which then provides access to the front entrance door. There is a front lawned garden with mature hedgerows, bushes and shrubbery and side pedestrian access then leads through to the rear garden. The rear garden has a sunny south facing orientation and is enclosed by timber fencing, predominantly with concrete posts and gravel boards, benefiting from a decked entertaining space leading onto a paved patio and lawn section and there are water and lighting facilities available. There are planted borders housing a variety of bushes and shrubbery and a useful re-roofed timber storage shed with pedestrian access door and windows, power and lighting.

### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road and proceed in the direction of Trowell. Look for and take a right turn onto Kennedy Drive and take the first left into the cul de sac of Lincoln Close. Follow the bend in the road round to the right and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7271nh





TOTAL FLOOR AREA : 780 sq.ft. (72.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>48</div>	<div>85</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating			
		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			
England & Wales		EU Directive 2002/91/EC	

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