



Linden Grove  
Stapleford, Nottingham NG9 7GQ

**Offers Over £180,000 Freehold**

A TWO BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS BAY FRONTED, WHITE RENDERED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

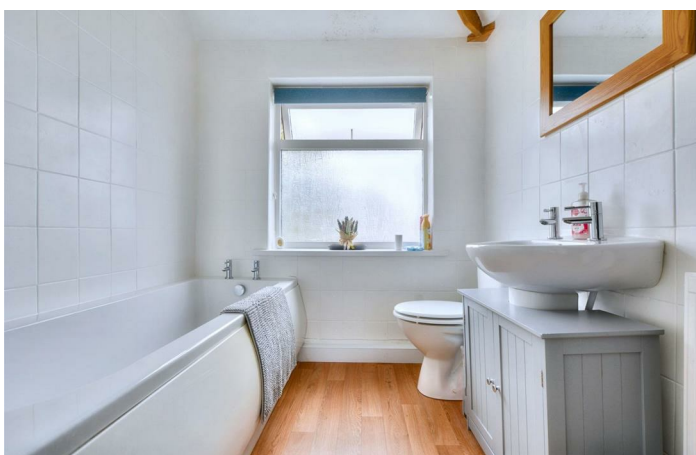
Situated towards the end of the cul de sac, the property benefits from off-street parking and pleasant rear gardens.

The accommodation comprises entrance hall, bay fronted living room, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler and double glazing.

Conveniently situated within walking distance of three local schools (William Lilley, Fairfield and George Spencer). There is also easy access to transport networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy with the added benefit of being sold with NO UPWARD CHAIN. We highly recommend an internal viewing.



## ENTRANCE HALL

uPVC double glazed front entrance door, radiator, staircase rising to the first floor. Door to living room.

## LIVING ROOM

12'11" x 12'4" (3.94 x 3.78)

Exposed varnished floorboards, Adam-style fireplace with marble insert and hearth, coving, ceiling rose, meter cupboard, radiator, double glazed bay window to the front (with fitted blinds). Door to dining room.

## DINING ROOM

11'10" x 8'10" (3.63 x 2.70)

Radiator, double glazed window to the rear, laminate flooring. Useful fitted double cupboard housing the electricity meter. Door to kitchen.

## KITCHEN

12'3" x 6'9" (3.74 x 2.08)

Incorporating a modern fitted range of wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer and mixer tap. Built-in electric oven, gas hob, extractor hood over. Space and plumbing for washing machine, further appliance space, cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed windows to the side and rear (with fitted blinds), double glazed rear exit door to outside.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to both bedrooms and bathroom.

## BEDROOM ONE

15'9" x 11'0" (4.81 x 3.36)

Radiator, double glazed window to the front, additional double glazed window, radiator.

## BEDROOM TWO

12'5" x 8'9" (3.80 x 2.69)

Hatch and ladder to partially boarded loft space. Radiator, double glazed window to the rear.

## BATHROOM

8'0" x 6'5" (2.45 x 1.96)

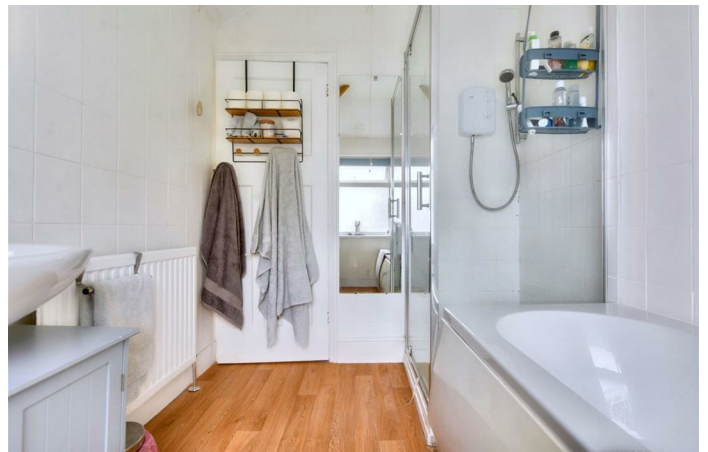
Incorporating a modern four piece suite comprising wash hand basin, push flush WC, bath, shower cubicle with electric shower. Tiling to the walls, radiator, double glazed window (with fitted blinds).

## OUTSIDE

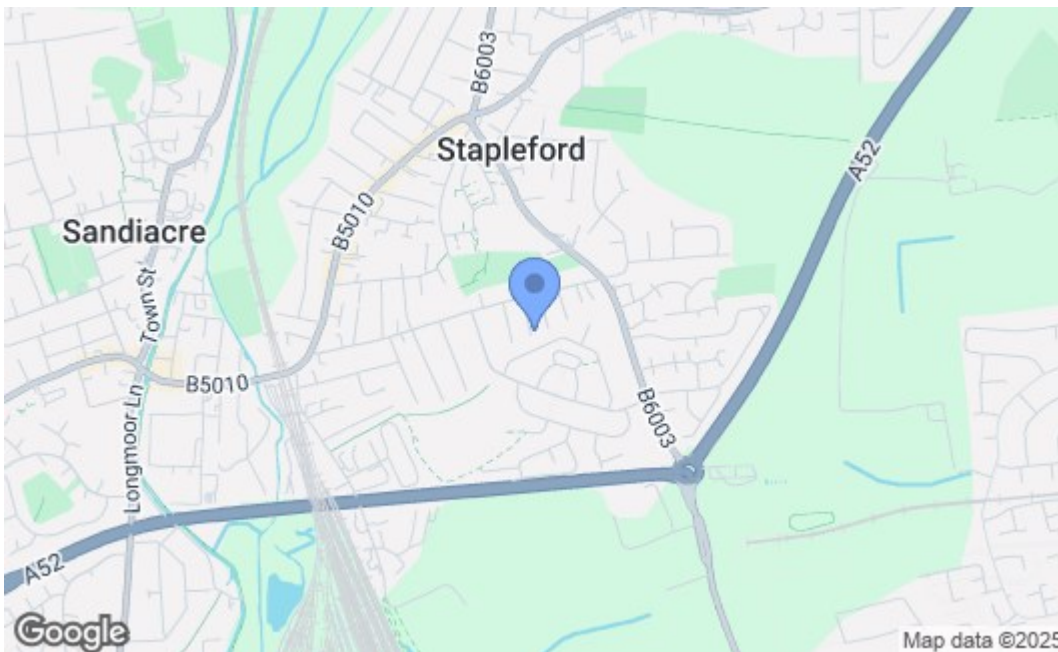
To the front of the property there is a gravel front garden and driveway providing off-street parking. The driveway tapers along the side of the house leading to the rear garden. There is a useful side external store. The rear garden is enclosed, laid mainly to lawn with a patio area, outside water tap.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a right turn onto Brookhill Street. Follow the road down, taking an eventual fourth left hand turn onto Linden Grove. The property can be found at the end of the cul de sac on the left hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.