Robert Ellis

*look no further. . .*







37 Kennedy Drive
Stapleford, Nottingham NG9 8HW

A THREE BEDROOM SEMI DETACHED HOUSE

**£165,000 Freehold**

0115 949 0044

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A THREE BEDROOM SEMI DETACHED HOUSE.

This property comes to the market with vacant possession and offers great potential for first time buyers and young families to put their own mark upon it and make it a great long term home.

The property is centrally heated and double glazed and the accommodation briefly comprises entrance hall, through lounge/dining room and kitchen. To the first floor, the landing provides access to three bedrooms and modern bathroom/w.c.

The property benefits from off-street parking, single garage and generous rear gardens, landscaped with patio, lawn and bedding.

Conveniently situated less than a mile from Stapleford town centre which offers a variety of shops and facilities, including a recently opened Aldi. Closer to home, the property is a short walk from a local junior school and regular bus service. For those wishing to commute, good road networks lead to the A52 for Nottingham, Derby and the M1 Motorway for further afield.





ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and under-stairs cupboard.

THROUGH LOUNGE/DINING ROOM
24'7" x 10'4" narrowing to 8'11" (7.5 x 3.15 narrowing to 2.73)
Flame effect gas fire and back boiler, which we understand has been recently serviced. Two radiators, double glazed window to the front and double glazed patio doors to the rear garden.

KITCHEN
10'8" x 7'4" (3.27 x 2.25)
Wall and base cupboards with work surfacing and stainless steel sink unit with single drainer. Electric cooker, plumbing for washing machine and appliance space. Double glazed window to the side, double glazed window and door to rear.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and bathroom.

BEDROOM 1
13'0" x 9'10" (3.98 x 3.02)
Radiator and double glazed window to the front.

BEDROOM 2
10'11" x 9'10" (3.33 x 3)
Built-in airing cupboard, Radiator and double glazed window to the rear.

BEDROOM 3
9'8" x 6'6" (2.95 x 2)
Radiator and double glazed window to the front.

BATHROOM
7'0" x 6'4" (2.15 x 1.95)
Modern white three piece suite comprising wash hand basin with vanity unit, low flush w.c. and panel bath with shower and screen over. Tiling to walls, heated towel rail, tiled floor and double glazed window.

OUTSIDE
The front garden is laid mainly to lawn with dwarf garden wall to the front and driveway providing off-street parking, leading to single garage. The rear garden is enclosed and of a generous size with patio area, shaped lawn, various flower and shrub beds with further bedding area behind the garage.

DIRECTIONAL NOTE
From our Stapleford branch proceed to The Roach traffic lights and turn left onto Church Street. Continue into Pasture Road. Pass Albany Junior School on your right and look for and turn right onto Kennedy Drive, following the road around where the property can be eventually found on the left hand side identified by our For Sale Board.

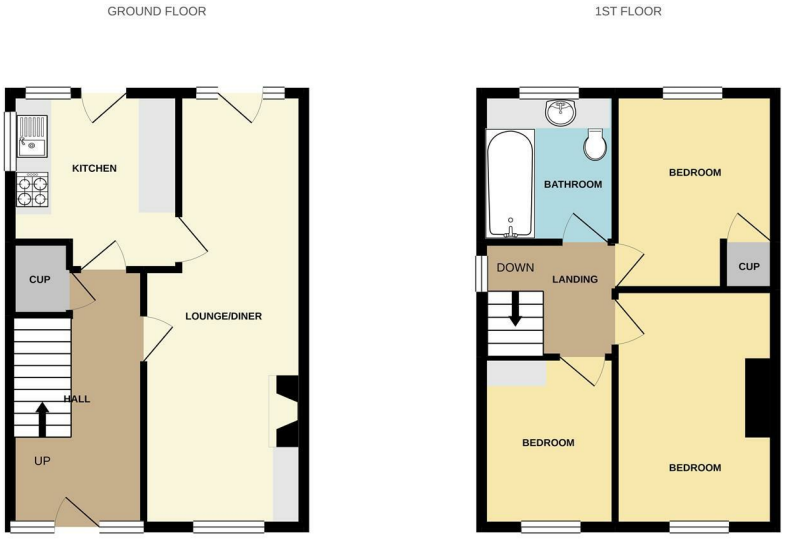
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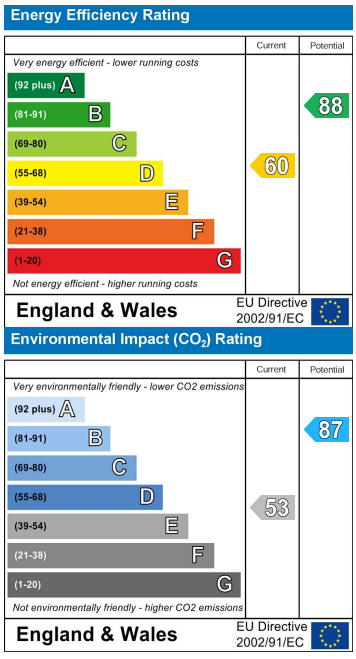







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

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