Robert Ellis

look no further. . .







Lincoln Close
Stapleford, Nottingham NG9 8HY

A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL DE SAC LOCATION.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL LOOKED AFTER GEORGE WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

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

The property also benefits from gas fired central heating, off-street parking and gardens to the front and rear.

The property is located in this quiet residential cul de sac within close proximity of the day to day amenities located in Stapleford town centre. There is also good access to nearby schooling for all ages. For those needing to commute, there are good transport links nearby 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 will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
11'1" x 6'2" (3.40 x 1.90)
Panel and glazed front entrance door with window adjacent to the front entrance door, radiator, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electricity meters. Inset ceiling light, laminate flooring, door to kitchen.

LIVING ROOM
13'5" x 10'0" (4.10 x 3.05)
Window to the front (with fitted blinds), radiator, media points, laminate flooring, wall light point.

DINING ROOM
12'5" x 8'8" (3.80 x 2.65)
Laminate flooring, radiator, sliding double glazed uPVC patio doors opening out to the rear garden (with fitted blinds), archway through to the living room.

KITCHEN
10'4" x 7'6" (3.15 x 2.30)
A matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine and space for further kitchen appliances including tumble dryer or dishwasher and full height fridge/freezer. Glass fronted crockery cupboards, uPVC double glazed window to the side, uPVC double glazed exit door to the rear.

FIRST FLOOR LANDING
uPVC double glazed window to the side, doors to all bedrooms and bathroom, loft access point via pull-down loft ladders to a boarded, insulated and lit loft space.

BEDROOM ONE
13'6" x 10'4" (4.12 x 3.15)
Window to the front, radiator, laminate flooring, wall light point, telephone point.

BEDROOM TWO
11'5" x 10'0" (3.50 x 3.05)
uPVC window to the rear overlooking the rear garden, radiator, airing cupboard housing the hot water cylinder.

BEDROOM THREE
9'8" x 6'4" (2.97 x 1.95)
Secondary glazed window to the front, radiator, part wall panelling to dado height.

BATHROOM
6'5" x 6'3" (1.96 x 1.92)
Three piece suite comprising panel bath with foldaway glass shower screen and electric shower over, wash hand basin, low flush WC. Partial tiling to the walls, uPVC window to the rear (with fitted roller blind), radiator, wall mounted bathroom cabinet.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a driveway providing off-street parking with double gates then providing access down the side to the carport and into the rear garden. Front lawn with planted borders housing a variety of bushes and shrubbery, as well as a pathway leading to the front entrance door.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary line and is split into various sections incorporating an initial paved patio seating area with timber pagoda and dwarf brick boundary wall with decked stepped access leading onto an additional smaller patio area with matching pathway providing access to the foot of the plot. Either side of the pathway there are two separate lawn sections with planted borders and rockery housing a variety of bushes, shrubs and plants. Within the garden, there is an external water tap, lighting point and gated access down the side of the property to a covered carport.

DIRECTIONS
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, continue left onto Pasture Road and proceed in the direction of Trowell. Take a right hand turn onto Kennedy Drive and take the first right turn into the cul de sac of Lincoln Close and the property can be found on the right hand side, identified by our For Sale board.



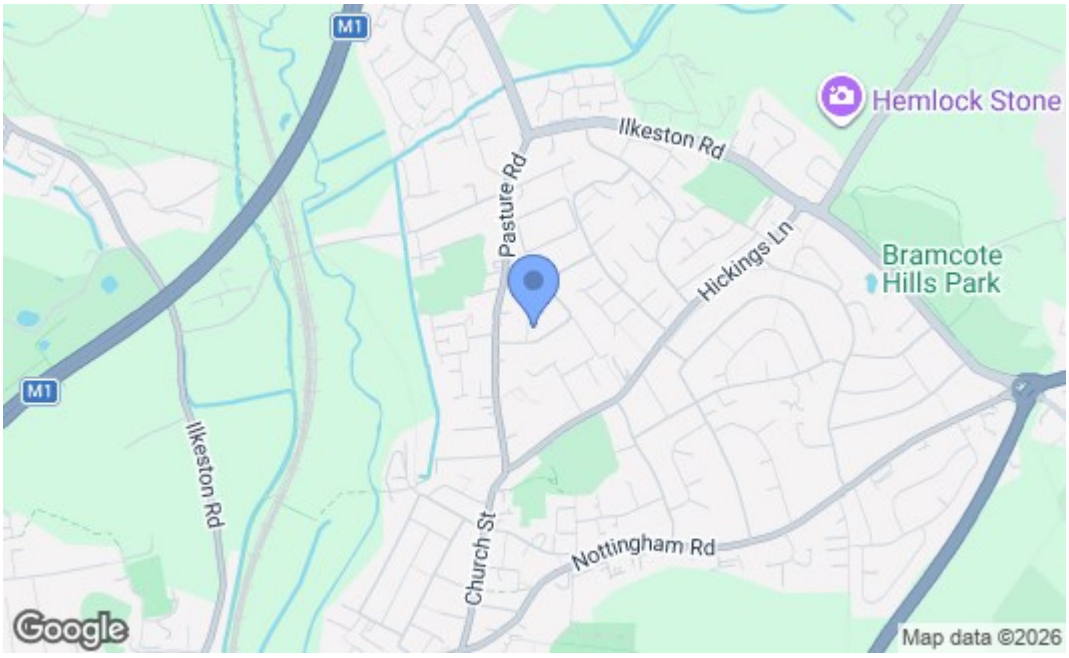


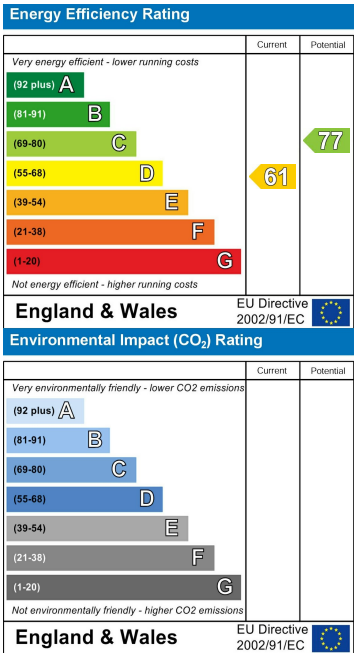












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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