



Lawrence Street  
Stapleford, Nottingham NG9 7FU

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£180,000 Freehold**



A surprisingly spacious three bedroom Victorian semi detached house.

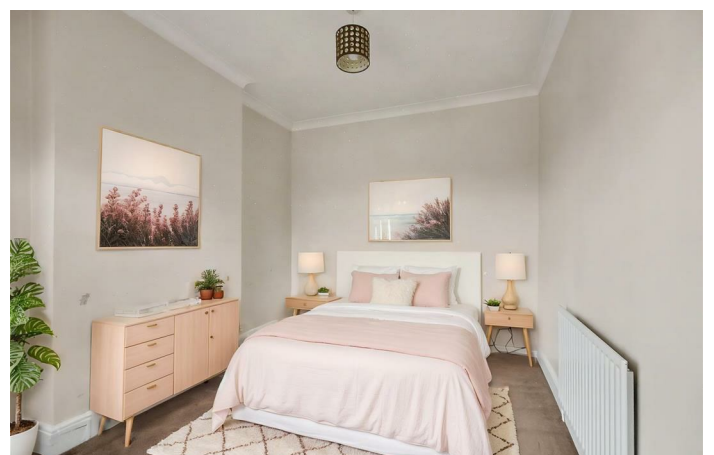
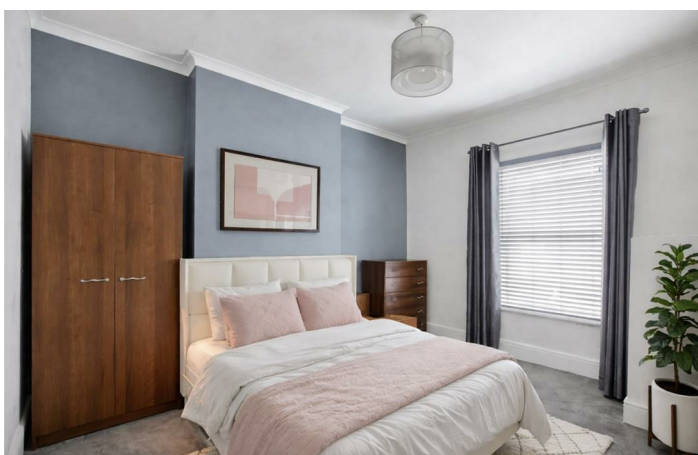
This property is incredibly spacious and offers good size family accommodation which comprises entrance hall, lounge, separate dining room, generous kitchen with useful cloaks/WC. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

The property is centrally heated and double glazed and is offered for sale with NO UPWARD CHAIN and ready to move into.

Situated in this popular residential location, great for families and commuters alike as schools for all ages are within walking distance as is the town centre of Stapleford and a regular bus service. A short drive away can be found the A52 linking Nottingham and Derby and the M1 motorway.

The property enjoys a particularly good size rear garden with patio and lawn, there is also a large shed at the foot of the plot.

This property will make a fantastic first home with room to grow.



### ENTRANCE HALL

Front entrance door, stairs to the first floor and door to dining room.

### DINING ROOM

12'8" x 12'4" (3.87 x 3.76)

Radiator, double glazed window to the rear and double doors opening to the lounge.

### LOUNGE

11'7" x 12'0" (3.55 x 3.66)

Radiator, double glazed window to the front.

### CELLAR

A door from the dining room leads down to the cellar with two compartments with light.

### KITCHEN

18'6" x 8'6" (5.66 x 2.6)

Range of fitted wall, base and drawer units, with work surfacing and stainless steel sink unit with single drainer. Range-style gas/electric oven, plumbing for dishwasher and appliance space. There is a further utility area with plumbing for washing machine, work surfacing and wall mounted gas boiler (for central heating and hot water). Walk-in closet and door to cloaks/WC. Double glazed window and door to rear garden.

### CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC.

### FIRST FLOOR LANDING

Giving access to bedrooms and bathroom.

### BEDROOM ONE

12'5" x 10'0" (3.81 x 3.07)

Radiator, double glazed window to the front.

### BEDROOM TWO

12'9" x 9'6" (3.9 x 2.9)

Radiator, double glazed window to the rear.

### BEDROOM THREE

9'6" increasing to 12'0" x 5'2" plus bed recess (2.92

increasing to 3.67 x 1.6 plus bed recess)

Useful bed recess for a single bed, radiator, double glazed window to the front.

### FAMILY BATHROOM

9'7" x 8'6" (2.93 x 2.61)

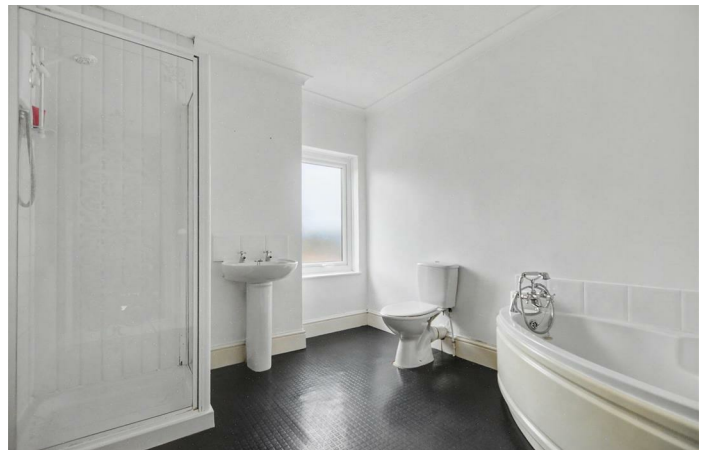
A four piece suite comprising wash hand basin, low flush WC, corner bath and separate shower cubicle with electric shower. Radiator, double glazed window.

### OUTSIDE

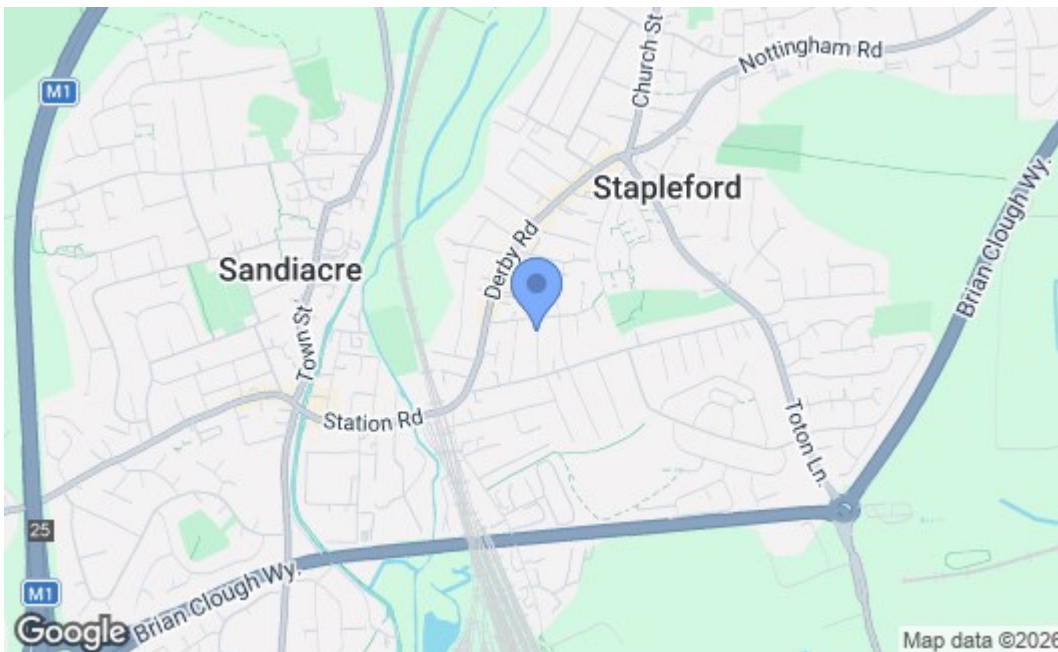
The property fronts the pavement and there is gated pedestrian access at the side leading to the rear garden. The rear garden is of a generous size with patio area and steps leading to the lower garden where there is a section laid to lawn and at the foot of the plot there is a large garden shed with light and power (this needs some attention but offers great potential for a variety of uses).

### AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(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	

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.