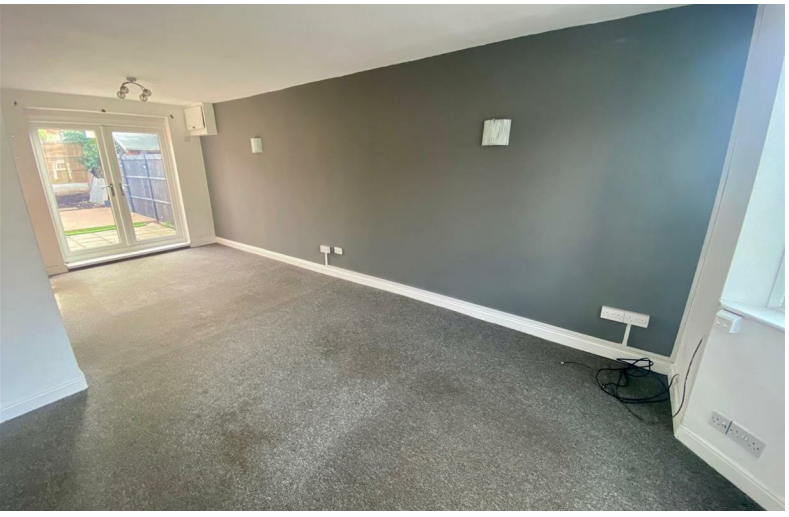
Robert Ellis

look no further. . .



Linden Grove
Stapleford, Nottingham NG9 7GQ

AN EXTENDED, BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE WITH NO UPWARD CHAIN

£180,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, AN EXTENDED, BAY FRONTED, THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS CUL DE SAC LOCATION AND WITHIN EASY REACH OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors comprising entrance porch to entrance hall, bay fronted through lounge with French doors opening out to the rear garden, extended kitchen and four piece ground floor bathroom. The first floor landing then give access to three bedrooms.

Other benefits to the property include gas fired central heating from a combination boiler, UPVC double glazing throughout, recently upgraded electrical system and front and rear garden.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to 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 PORCH
6'0" x 5'10" (1.85 x 1.78)
UPVC panel and double glazed front entrance door with further double glazed windows to the front and side. Further panel and glazed door to the hall.

ENTRANCE HALL
3'3" x 2'9" (1.01 x 0.86)
Stairs to first floor, coat pegs, radiator and door to through lounge.

THROUGH LOUNGE/DINER
25'4" (max) x 12'3" (7.74 (max) x 3.75)
Double glazed bay window to the front, double glazed French doors opening out to the rear garden, two radiators, media points, wall light points, boxed in electricity meters and internal doors to kitchen and bathroom.

KITCHEN
12'5" x 7'2" (3.8 x 2.19)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating 1½ bowl sink unit with central mixer tap and tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired central heating combination boiler, double glazed window to the rear with fitted roller blind, UPVC panel and double glazed side exit door, tiled floor and radiator.

GROUND FLOOR BATHROOM
12'7" reducing to 7'4" x 6'5" (3.85 reducing to 2.25 x 1.96)
White four piece suite comprising tiled in bath, wash hand basin, corner push-flush w.c. and separate tiled and enclosed shower cubicle with electric shower. Double glazed window to the side, radiator and ceiling lights.

FIRST FLOOR LANDING
Doors to all bedrooms and double glazed window to the side.

BEDROOM 1
15'9" reducing to 12'4" x 10'11" (4.82 reducing to 3.77 x 3.33)
Double glazed window to the front, radiator and telephone point.

BEDROOM 2
11'6" x 9'0" (3.51 x 2.75)
Double glazed window to the rear and radiator.

BEDROOM 3
8'3" x 6'5" (2.53 x 1.96)
Double glazed window to the rear and radiator.

OUTSIDE
To the front of the property is a low maintenance garden with dwarf brick boundary wall, decorative gravel chippings, pathway to front entrance door and side pedestrian gate leading to the rear garden. The rear garden is enclosed by recently replaced fencing with concrete posts and gravel boards. There is a hardcore base in readiness for an artificial lawn or further patio slabs, paved patio area, ideal for entertaining, double glazed French doors leading into the back of the through lounge, external lighting points and side 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. Descend the hill and take the third left onto Linden Grove. The property can then be found towards the end of the cul de sac, on the left hand side, identified by our For Sale Board.

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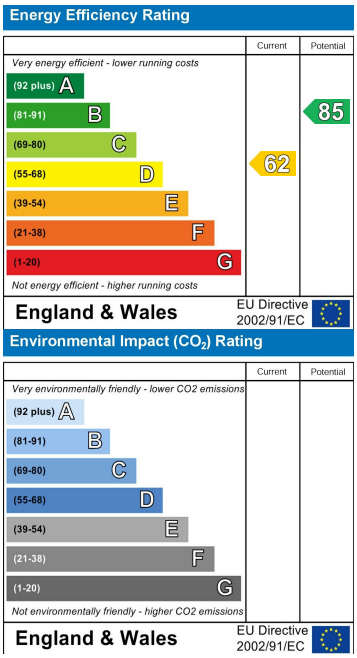

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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