Robert Ellis

look no further. . .







14 Pinfold Lane
Stapleford, Nottingham NG9 8DL

A VICTORIAN, THREE BEDROOM SEMI DETACHED HOUSE

£190,000

0115 949 0044

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A VICTORIAN, THREE BEDROOM SEMI DETACHED HOUSE.

Behind this attractive period facade lies a modern and contemporary home which is ready to move into. Features of this property include a partial open plan dining kitchen, a great social space, with bi-fold doors opening to the rear garden and a quality fitted kitchen with built-in appliances. Further features include UPVC double glazing, gas fired central heating served from a combination boiler and wood burner to the lounge.

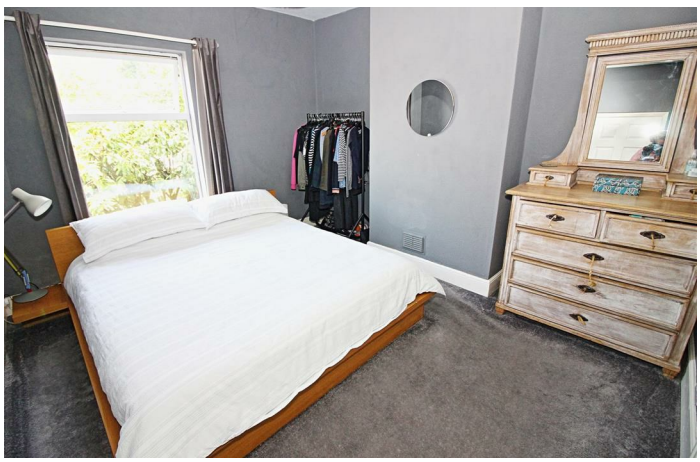
The accommodation briefly comprises spacious hallway, lounge to the front and 'L' shaped dining kitchen. To the first floor the landing provides access to three well proportioned bedrooms and generous family bathroom with modern contemporary suite with 'P' shaped shower bath.

The property is situated in a corner position with off-street parking for up to three vehicles and attractive, particularly private rear gardens, landscaped with feature paving and flanked with colourful bedding.

Conveniently situated within walking distance of Stapleford town centre and a variety of shops and amenities, including the recently opened Aldi and regular bus services. For those wishing to commute there are good road networks leading to Nottingham, Derby and the M1 Motorway.

This stylish property is ideally suited to first time buyers, professional couples or young families and an early internal viewing comes highly recommended.





ENTRANCE HALL
Feature stairs to the first floor with wood spindle balustrade and under-stair alcove. Meter cupboards, composite double glazed front entrance door and doors to lounge and dining kitchen.

LOUNGE
12'8" x 11'5" (3.88 x 3.5)
Inset cast iron wood burner, radiator and double glazed window to the front.

DINING KITCHEN

DINING AREA
13'0" x 11'7" (3.98 x 3.54)
With 'Karndean' flooring which continues through to the kitchen, radiator and UPVC bi-fold doors opening to the rear garden.

KITCHEN AREA
9'6" x 6'6" (2.92 x 2)
Incorporating a modern and contemporary range of fitted wall, base and drawer units with wood block work surfacing and composite single bowl sink unit with single drainer. Built-in electric oven, hob, black splashback and extractor hood over. Built-in microwave, integrated dishwasher and washing machine. Integrated fridge/freezer and double glazed window to the rear.

FIRST FLOOR LANDING
Wood spindle balustrade, double glazed window, doors to bedrooms and bathroom.

BEDROOM 1
12'7" x 10'11" (3.85 x 3.35)
Radiator and double glazed window to the front.

BEDROOM 2
13'0" x 10'2" (3.97 x 3.12)
Radiator and double glazed window to the rear.

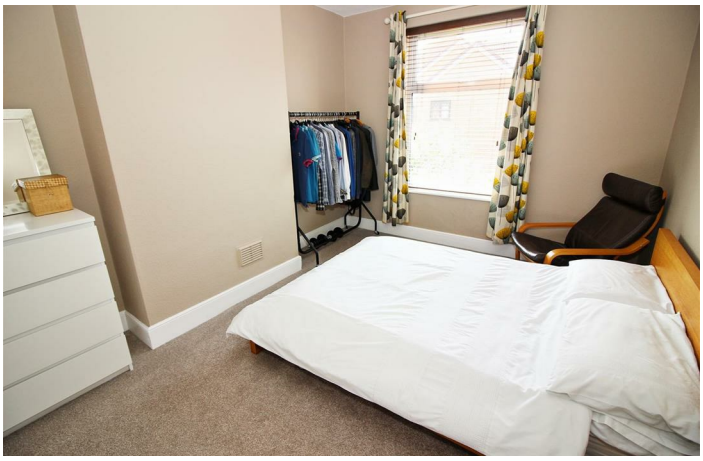
BEDROOM 3
7'5" x 7'2" (2.28 x 2.2)
Currently used as a guest double bedroom with radiator and double glazed window to the front.

FAMILY BATHROOM
9'7" x 8'0" (2.93 x 2.46)
Incorporating a white three piece suite comprising wash hand basin with vanity unit, low flush w.c. and 'P' shaped shower bath with mixer shower attachment and screen over. Partially tiled walls, built-in airing cupboard housing wall mounted gas combination boiler (for central heating and hot water,) radiator and double glazed window to the rear.

OUTSIDE
To the front is a walled in drive and forecourt with attractive cobble style block paving providing parking for up to three vehicles. Flanked to one side with shrub beds, there are also ornamental trees. Gated pedestrian access to the side leads to the rear garden which is attractively landscaped incorporating feature paving for ease of maintenance, flanked with flower and shrub bedding and specimen trees offering colour all year round. Garden shed.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Follow the road down turning the third right onto Pinfold Lane and continue up the street where the property can be found on the right hand side, identified by our For Sale Board.

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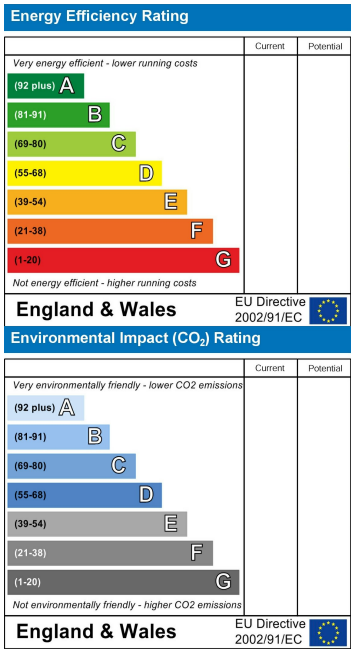












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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