

Lincoln Close  
Stapleford, Nottingham NG9 8HY

**£260,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A surprisingly spacious three bedroom semi detached house in a cul de sac location.

This property has been extended and re-modelled from its original form to provide for generous accommodation, ideal for a growing family.

Features include a welcoming entrance hall which gives access to the living room, as well as an additional room (ideal as a study, playroom, home office or occasional bedroom). This also gives access to a useful utility closet.

Further features include gas fired central heating, double glazing, open plan dining kitchen with double glazed French doors opening to a conservatory with solid roof.

Set back from the road with a forecourt providing parking for at least three vehicles, the property enjoys good sized rear garden, contemporary landscaped decked area, main garden laid to artificial lawn. There is a further terraced decked area with gazebo and hot tub, and a useful garden shed.

Conveniently situated within walking distance of the local Junior School, regular bus service and within easy reach of the A52 for Nottingham, Derby, Beeston and Junction 25 of the M1 motorway.

We recommend an early internal viewing.



## ENTRANCE HALL

Double glazed window, front entrance door. Doors to living room and study.

## STUDY

7'9" x 7'8" (2.38 x 2.36)

A versatile room that could also be used as a playroom or occasional fourth bedroom. Double glazed window and door to the utility closet.

## UTILITY CLOSET

gas fired combination boiler (for central heating and hot water). Plumbing and space for washing machine.

## LIVING ROOM

15'3" x 10'4" (4.66 x 3.16)

Stairs to the first floor, radiator, double glazed window to the front, partially open to the dining kitchen.

## DINING KITCHEN

19'2" x 7'3" (5.85 x 2.22)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Rangemaster gas/electric range-style cooker. Plumbing and space for dishwasher. Table and chair space, flat panel radiator. Double glazed window to the rear. Double glazed French doors opening into the conservatory.

## CONSERVATORY

11'1" x 8'9" (3.38 x 2.67)

Radiator, plastered ceiling with inset spotlights, double glazed windows and double glazed French doors to the rear garden.

## FIRST FLOOR LANDING

Built-in cupboard, radiator, double glazed window. Loft hatch.

## BEDROOM ONE

13'7" x 7'11" increasing to 11'1" less wardrobes (4.16 x 2.42 increasing to 3.4 less wardrobes)

Currently with fitted wardrobes, radiator, double glazed window to the rear.

## BEDROOM TWO

11'0" x 10'2" (3.37 x 3.10)

Radiator, double glazed window to the front.

## BEDROOM THREE

10'2" x 7'10" (3.10 x 2.40)

Radiator, double glazed window to the front.

## SHOWER ROOM

7'6" x 6'10" (2.3 x 2.1)

Incorporating a modern three piece suite comprising wash hand basin with vanity unit, low flush WC, large shower enclosure with rain head shower rose. Partially tiled walls, heated towel rail, double glazed window.

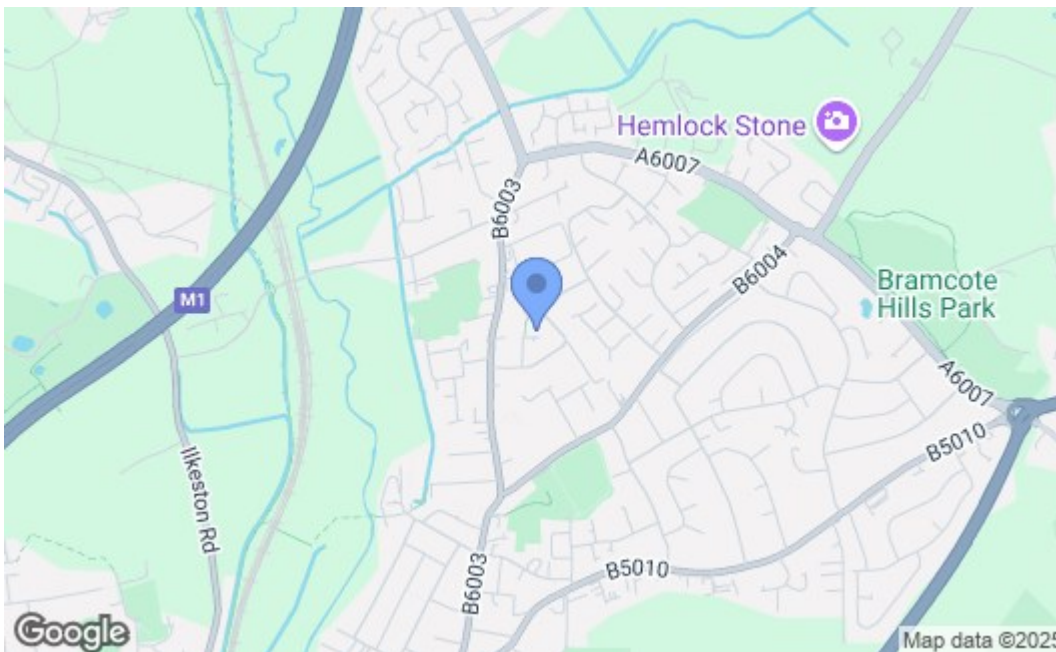
## OUTSIDE

The property is set back from the road with a forecourt providing parking for at least three vehicles. There is a section of garden laid to artificial lawn with flowerbeds. Gated pedestrian access at the side of the house leading to the rear garden. The rear garden is a generous size and attractively landscaped, with a decked area beyond the rear elevation, central garden is laid to artificial lawn and at the foot of the plot is a further decked terraced house with gazebo and hot tub. There is a good sized garden shed and behind the gazebo is a useful storage area.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Continue into Pasture Road, looking for and turning second right onto Kennedy Drive. Turn left onto Lincoln Close and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.