

Hickings Lane  
Stapleford, Nottingham NG9 8PA

**£285,000 Freehold**

A THREE BEDROOM DETACHED HOUSE.



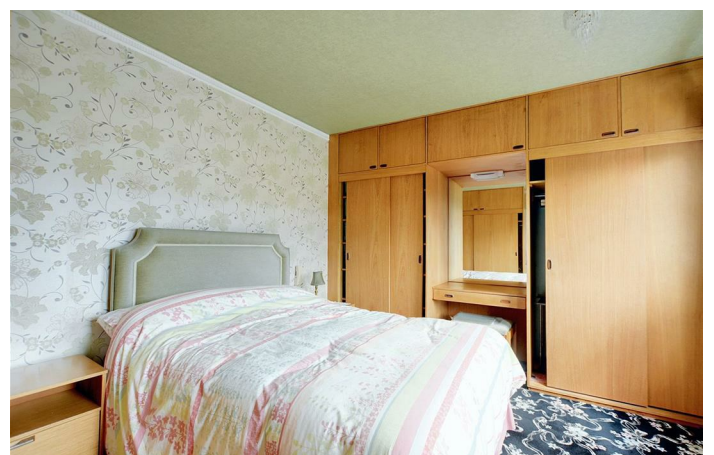
Offered for sale for the first time in a generation, this double fronted three bedroom detached house.

Sitting proud on Hickings Lane with an in and out driveway providing ample off-street parking and tandem double length garage. This individually designed and built house, for many years used by the current family as a home with the main reception room used as a dance studio. This light and airy space gives access to a rear lobby and cloakroom/WC with separate access. This room could be utilised potentially as a ground floor annex/consultancy space, etc.

The property is centrally heated and double glazed and has a large conservatory with aspects over the rear garden.

Situated in this popular and convenient location within walking distance of local schools, the property is on a bus route and also within walking distance of Stapleford town centre. For those looking to commute, there are good road networks such as the A52 linking Nottingham and Derby and Junction 25 of the M1 motorway.

Offered for sale with immediate vacant possession and NO CHAIN, we strongly recommend an internal viewing to fully appreciate the potential on offer.



## ENTRANCE PORCH

Double glazed window and front entrance door. Door to hallway.

## HALLWAY

Stairs to the first floor with large understairs store cupboard. Doors to living room, dining room and kitchen.

## LIVING ROOM

22'11" x 13'1" (7 x 4)

A large versatile room previously used as a dance studio with wood flooring, two radiators, double glazed windows to the side and front. Door to rear lobby.

## REAR LOBBY

6'2" x 6'2" (1.9 x 1.9)

Radiator, double glazed window and door to side. Door to cloaks/WC.

## CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC. Double glazed window.

## DINING ROOM

15'3" x 7'10" (4.65 x 2.41)

Radiator, double glazed window to the front.

## KITCHEN

11'11" x 7'2" plus door recess (3.65 x 2.19 plus door recess)

Stainless steel sink unit with single drainer and cupboard under, further matching base cupboards with work surfacing over. Electric cooker point, walk-in pantry with tiled floor. Radiator, double glazed window to the rear. Door to conservatory.

## CONSERVATORY

15'5" x 8'3" (4.7 x 2.52)

Electric night storage heater, double glazed windows and door to rear garden. Door to garage and door to boiler room (housing 'Glow Worm' gas boiler for central heating and hot water).

## FIRST FLOOR LANDING

14'0" x 6'10" (4.27 x 2.1)

Double glazed window. Doors to bedrooms, bathroom and WC.

## BEDROOM ONE

13'6" less wardrobes x 10'10" (4.14 less wardrobes x 3.32)

Fitted bedroom furniture including wardrobe, dressing table. Radiator, two double glazed windows to the front.

## BEDROOM TWO

13'3" x 9'4" (4.04 x 2.85)

Radiator, double glazed window to the rear.

## BEDROOM THREE

10'10" x 7'11" (3.32 x 2.42)

Radiator, double glazed window to the front.

## BATHROOM

Incorporating a two piece suite comprising wash hand basin and corner spa bath, heated towel rail, double glazed window. Hatch and ladder to boarded loft.

## SEPARATE WC

Housing a two piece suite comprising low flush WC, bidet, double glazed window.

## OUTSIDE

The property is set back from the road with an in and out driveway providing parking for up to four vehicles. There is an attractive central area with ornamental tree. The driveway in turn leads to the attached garage to one side and to the far side is pedestrian access leading to the rear lobby and rear garden. The rear garden is enclosed and landscaped with a variety of themed areas, including an ornamental pond, section of garden laid to lawn, flower and shrub beds, fruit patch. Ornamental trees and shrubs, greenhouse.

## GARAGE

29'10" x 10'4" (9.10 x 3.17)

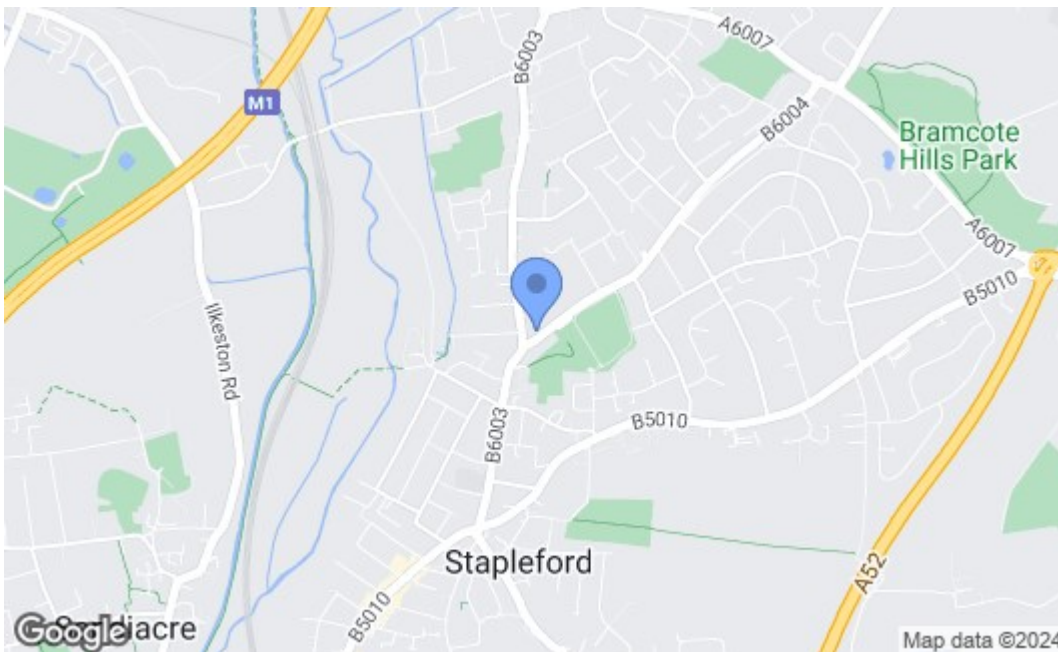
Electrically remote controlled up and over door to the front, light and power, plumbing for washing machine, window to the rear and door to the conservatory.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road, taking the right fork onto Hickings Lane and the property can be found on the left hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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.