



**Lime Grove**  
**Stapleford, Nottingham NG9 7GF**

**£345,000 Freehold**



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A CUL DE SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS UPTO FOUR DOUBLE BEDROOM VERSATILE DETACHED FAMILY HOME SITUATED WITHIN A QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors comprising entrance hall leading through to an inner hallway with staircase rising to the first floor with feature glass balustrade. On the ground floor level there is a living room, bedroom/sitting room, kitchen, dining space, ground floor bedroom and shower room. The spacious first floor landing (with ample storage space) then provides access to two further double bedrooms and a first floor bathroom.

Other benefits to the property include gas fired central heating from combi boiler, uPVC double glazing, generous off-street parking, detached garage and a good size enclosed family garden space to the rear.

The property sits within this popular and established, yet quiet, cul de sac location within easy reach 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, nearby open space of Archers Field and Queen Elizabeth Park, and for those needing to commute there are good road networks and transport links nearby such as the A52 for Nottingham/Derby, i4 bus route, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property will suit a variety of buyers and we would highly recommend an internal viewing to fully appreciate the versatility of the accommodation on offer.



## ENTRANCE HALL

17'2" max x 12'5" max (5.24 max x 3.79 max)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, spotlights, radiator, parquet flooring, useful storage box and deep understairs fitted storage cupboard. Doors to all ground floor rooms and open access to the inner hallway.

## INNER HALLWAY

11'3" x 3'0" (3.43 x 0.93)

Turning staircase with feature glass balustrade rising to the first floor, double glazed window to the side, radiator, spotlights and display shelving.

## LOUNGE

14'6" x 12'3" (4.43 x 3.74)

Double glazed bay window to the front with fitted blinds, radiator, spotlights, media points and feature diamond shaped side window with decorative exposed brickwork.

## BEDROOM FOUR/SITTING ROOM

12'7" x 10'11" (3.84 x 3.33)

Double glazed window to the front, radiator, spotlights and media points.

## KITCHEN

17'5" x 6'8" (5.32 x 2.05)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit and draining board with central swan-neck mixer tap, decorative tiled splashbacks, fitted counter level four ring gas hob with extractor over and double oven beneath, integrated fridge and freezer, space and plumbing for under-counter washing machine and further integrated dishwasher. Display corner shelving, under cupboard lighting, cabinet, tiled floor, radiator, spotlights, two double glazed windows to the rear surrounding a uPVC panel and double glazed exit door to the garden and opening through to the dining space.

## DINING AREA

19'0" x 10'11" (5.80 x 3.34)

Walk-in double glazed box bay style windows and French doors to the rear which open out to the rear garden, ample space for dining table and chairs, radiator, opening through to the kitchen.

## GROUND FLOOR BEDROOM

11'10" x 10'1" (3.63 x 3.09)

Double glazed window to the rear, radiator, spotlights.

## SHOWER ROOM

6'3" x 6'1" (1.92 x 1.86)

Three piece suite comprising walk-in tiled shower cubicle with dual attachment mains ran shower over with glass shower screen, wash hand basin with mixer tap and push flush WC. Fully tiled walls and

floor, spotlights, double glazed window to the side and chrome heated towel radiator.

## FIRST FLOOR LANDING

10'3" x 4'11" (3.14 x 1.51)

Velux roof window to the front, two useful overdoor double storage cupboards and hidden eaves storage cupboard which also houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM TWO

14'3" x 11'11" (4.36 x 3.65)

Double glazed window to the side with fitted blinds, radiator, spotlights and hidden doorframe to a walk-in wardrobe, shelving, lighting and access to further eaves storage space.

## BEDROOM THREE

14'0" x 10'11" (4.29 x 3.34)

Double glazed window to the side, radiator and spotlights.

## BATHROOM

7'8" x 6'2" (2.35 x 1.88)

White three piece suite comprising bath with glass shower screen, mixer tap and mains ran shower over, hidden cistern push flush WC and wash hand basin with central mixer tap. Mirror fronted hideaway bathroom cabinet, wall tiling, wall mounted chrome heated ladder towel radiator, spotlights, extractor fan and Velux roof window to the rear.

## OUTSIDE

To the front of the property there is a paved front driveway providing off-street parking side-by-side for several cars and vehicles. This then extends down the left hand side of the property through a gate to the rear garden and detached garage.

## REAR GARDEN

Raised decked entertaining space which in turn has matching deck steps leading down to the main part of the garden which is predominantly lawned with sleeper bed borders being enclosed by timber fencing with concrete posts and gravel boards to the boundary line. External lighting points and water tap.

## DETACHED GARAGE

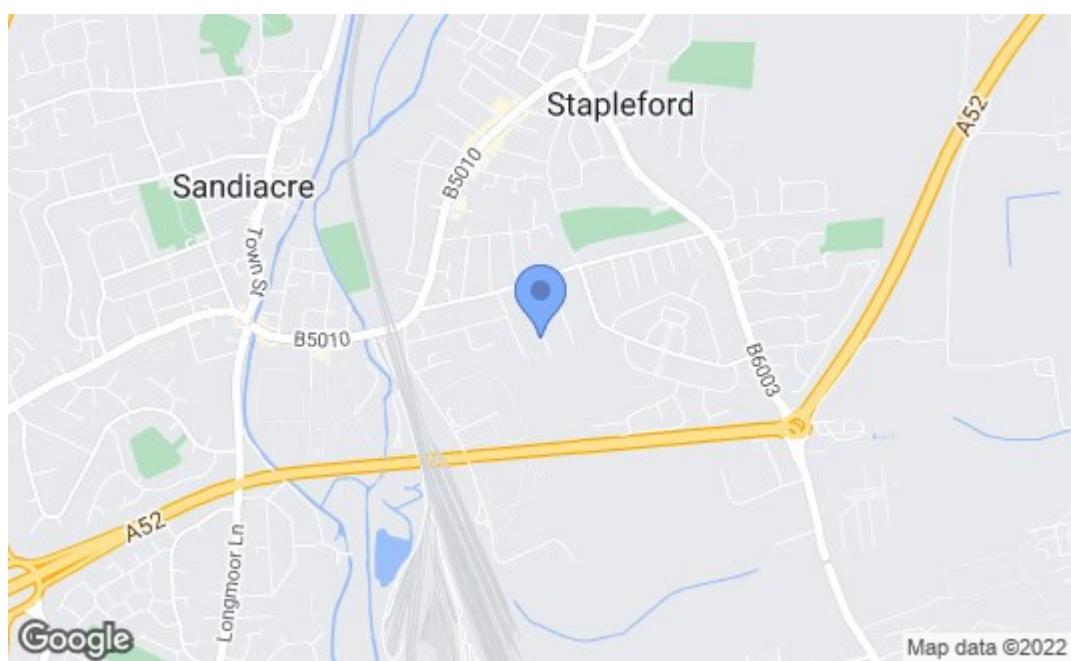
Traditional up and over door to the front, personal access door to the side, power and lighting points.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill passing the entrance to Fairfield School before taking a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Lime Grove where the property can then be found towards the end of the cul de sac on the right hand side.

Ref: 7635NH





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.