



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

**£218,000 Freehold**

A TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.





A traditional three bedroom semi detached house offered for sale with NO CHAIN.

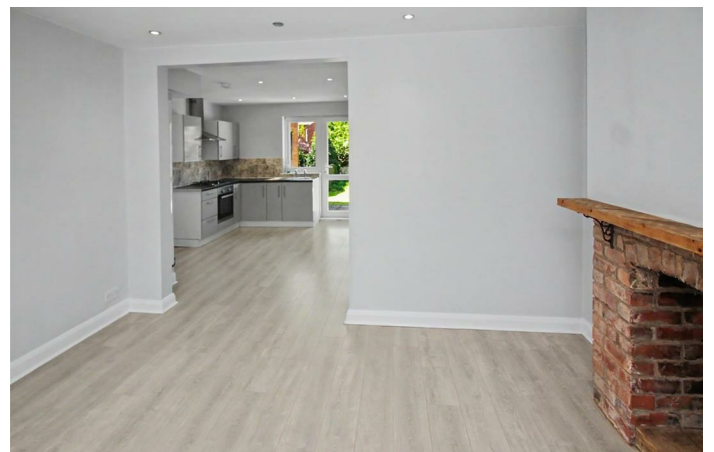
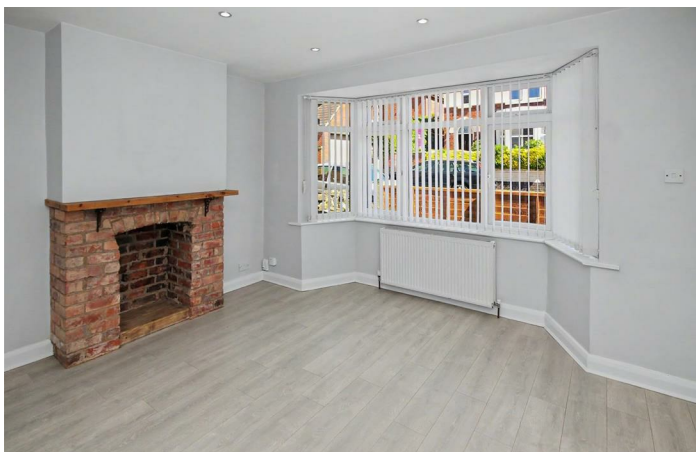
This well presented property comes to the market in a ready to move into condition with features including an open plan living family dining kitchen, gas fired central heating served from a combination boiler and double glazed windows throughout.

Further features include a useful utility room and larger than expected rear gardens with patio and lawn.

Situated on this attractive, tree-lined no-through road residential street within this popular suburb, great for families and commuters alike as schools for all ages are within walking distance as are other local amenities including Stapleford town centre. A short drive away can be found the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway and the park and ride for the Nottingham tram which is located just off Bardills island.

We believe the property will be ideal for first time buyers, as well as young families.

Internal viewing is recommended.



#### ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor.

#### OPEN PLAN LIVING DINING KITCHEN

##### LIVING ROOM

11'7" into bay x 13'2" (3.55 into bay x 4.03)

Feature exposed brick chimney breast, radiator, double glazed bay window to the front. Open to dining kitchen.

##### DINING KITCHEN

13'1" x 11'1" (4 x 3.4)

Incorporating a modern range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Wall mounted gas combination boiler (for central heating and hot water). Walk-in understairs store closet, double glazed window and door to the rear.

##### UTILITY ROOM

4'11" x 4'7" (1.5 x 1.4)

Wall unit, work surfacing with under-counter space and plumbing for washing machine. Door to bathroom.

##### BATHROOM

8'3" x 4'9" (2.53 x 1.45)

Three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment over. Shower screen, partially tiled walls and double glazed window.

##### FIRST FLOOR LANDING

Double glazed window and doors to bedrooms and cloaks/WC.

##### CLOAKS/WC

Housing a two piece suite comprising wash hand basin with vanity unit and low flush WC. Double glazed window.

##### BEDROOM ONE

13'2" x 9'6" (4.02 x 2.9)

Overstairs store closet, radiator and double glazed window to the front.

##### BEDROOM TWO

13'1" x 8'7" (4 x 2.64)

Radiator and double glazed window to the rear.

##### BEDROOM THREE

7'4" x 6'9" (2.25 x 2.08)

Radiator and double glazed window to the rear.

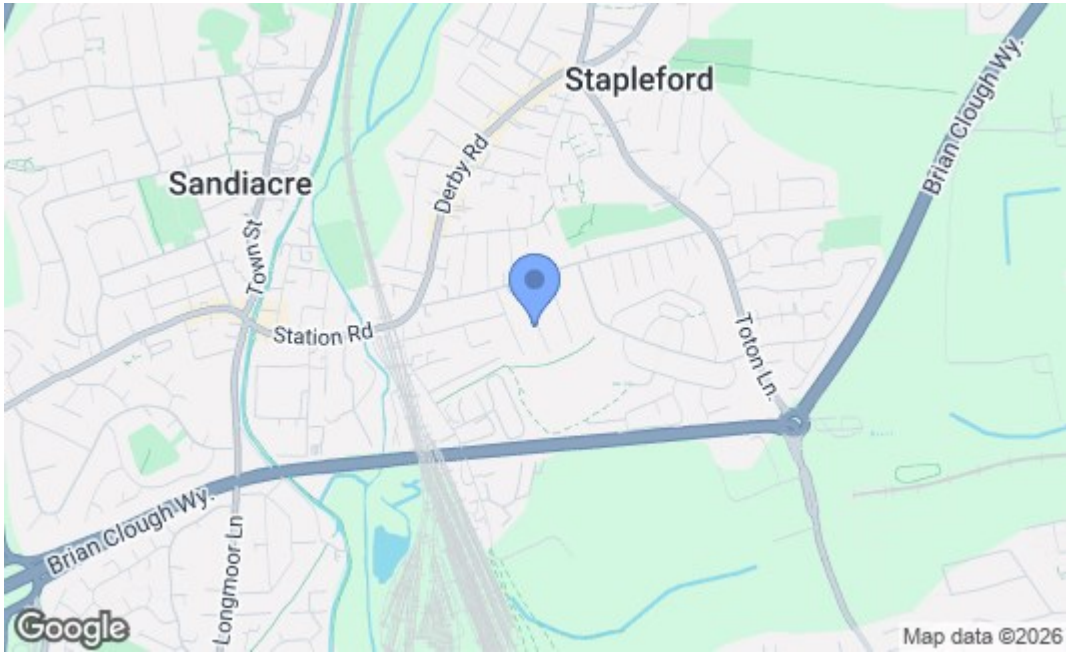
##### OUTSIDE

To the front, there is a walled garden which is fenced in and laid to ornamental bark. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is of a generous size with patio and lower section laid mainly to lawn. There is a pathway running through the lawn to a further garden section at the foot of the plot.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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