Robert Ellis

look no further. . .

Lincoln Close
Stapleford, Nottingham NG9 8HY

A WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE.

£235,000 Freehold

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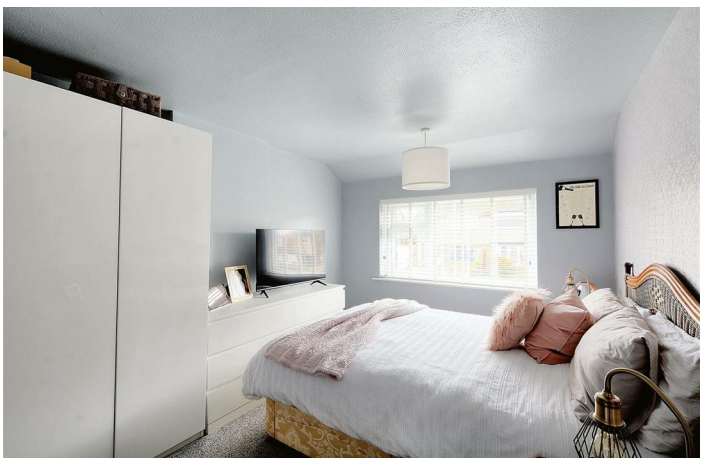
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND UPGRADED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC NO-THROUGH ROAD LOCATION.

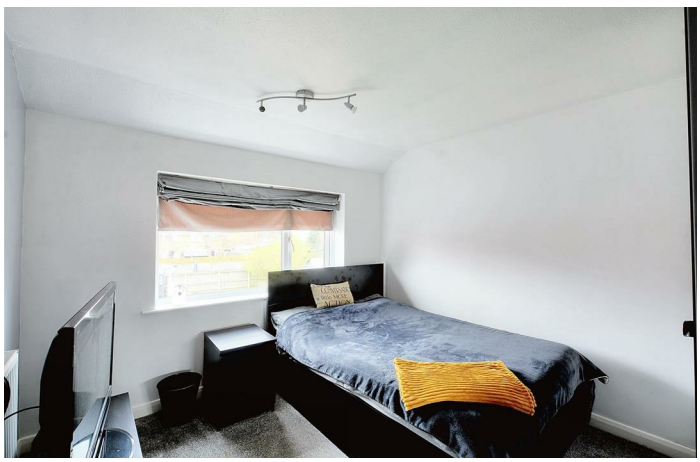
With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room and galley style kitchen. The first floor landing then provides access to three bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating heating from combi boiler, double glazing, block paved driveway and generous garden space to the rear.

The property is located within a quiet residential cul de sac no-through road location within close proximity of nearby schooling for all ages, good transport links including the A52 and Junction 25 of the M1 motorway, as well as good shopping facilities and open countryside.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.





ENTRANCE HALL
11'3" x 6'0" (3.44 x 1.85)
Composite and double glazed front entrance door with full height double glazed windows to either side, vertical radiator, alarm control panel, staircase rising to the first floor with useful understairs storage cupboard. Doors to lounge and kitchen.

LOUNGE
13'6" x 10'2" (4.12 x 3.11)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, feature Adam-style fire surround incorporating coal effect fire, media points, wall light points. Opening through to the dining room.

DINING ROOM
11'5" x 8'9" (3.50 x 2.67)
Double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door, radiator, laminate flooring. Opening back through to the living room.

KITCHEN
10'9" x 7'5" (3.29 x 2.27)
Equipped with a contrasting range of fitted wall and base storage cabinets with marble effect roll top work surfaces incorporating circular bowl half sink and draining board with pullout spray hose swan-neck mixer tap, decorative tiled splashbacks, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and slimline dishwasher, space for full height fridge/freezer, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside, tiled floor, spotlights.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted Roman blind). Doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'11" x 10'0" (3.96 x 3.05)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM TWO
10'9" x 9'11" (3.28 x 3.04)
Double glazed window to the rear (with fitted Roman blind) overlooking the rear garden, radiator, media points, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE
9'10" x 6'5" (3.02 x 1.97)
Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage area.

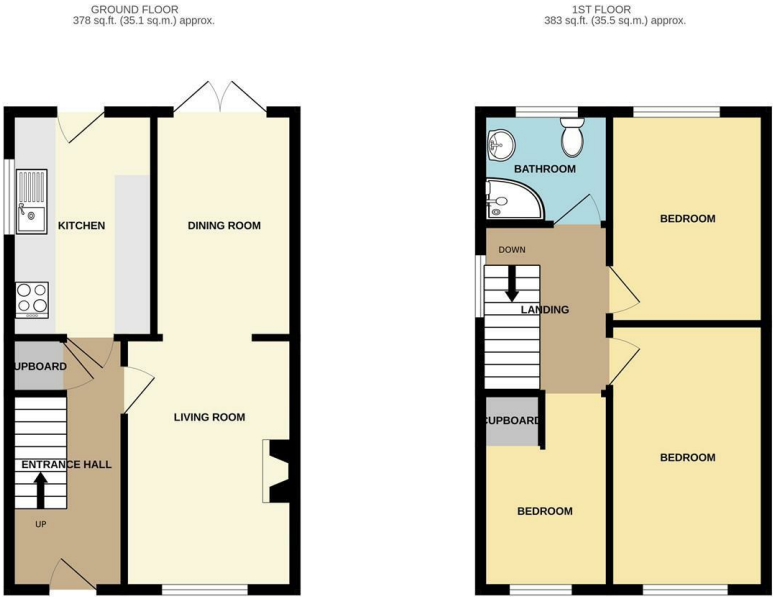
SHOWER ROOM
6'3" x 5'7" (1.93 x 1.71)
Modern three piece suite comprising corner tiled and enclosed shower cubicle with dual attachment mains shower, wash hand basin with waterfall style mixer tap and storage cabinet beneath, hidden cistern push flush WC. Double glazed window to the rear (with fitted Roman blind), Porcelanosa tiled floors and walls, chrome ladder towel radiator, spotlights, extractor fan, wall mounted LED lit bathroom mirror.

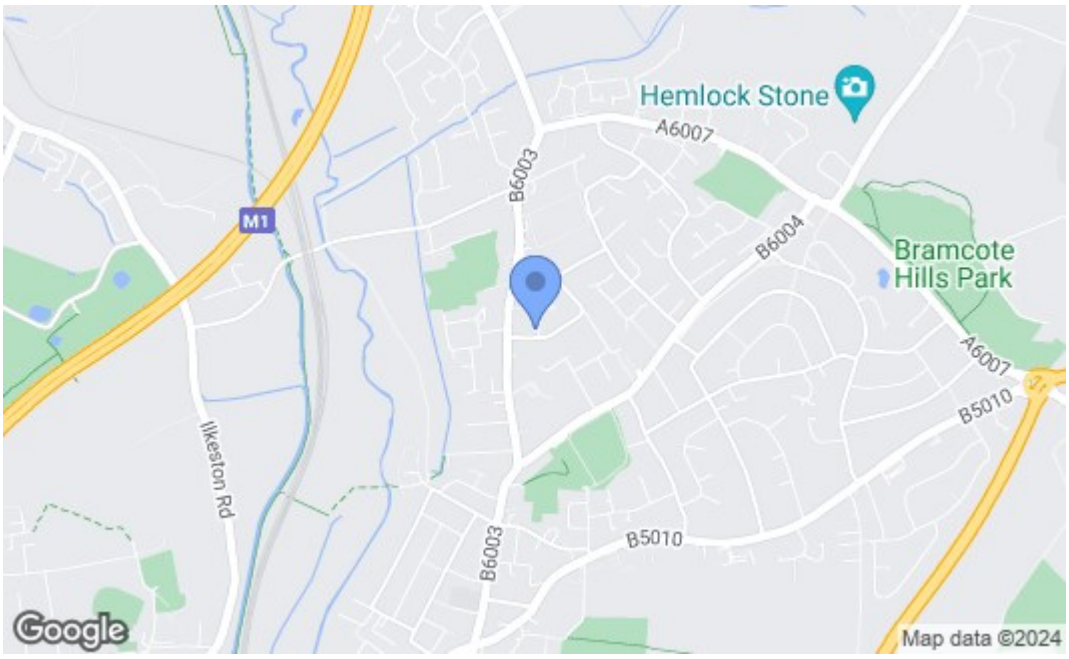
OUTSIDE
To the front of the property there is a lawn with decorative planted borders housing a variety of plants and shrubbery, lowered kerb entry point to a block paved driveway which leads onto a tarmac driveway down the left hand side of the property providing parking leading to the garage and into the rear garden.

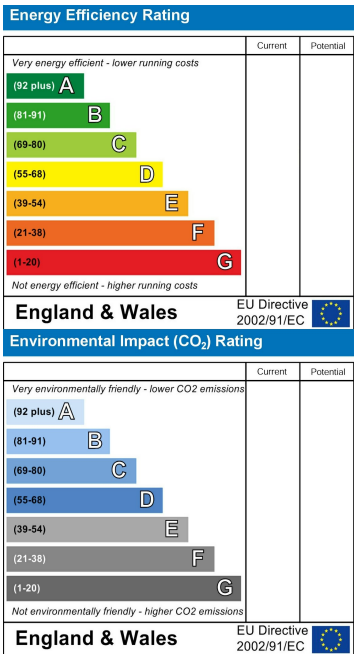
TO THE REAR
The rear garden is enclosed by timber fencing with a good proportion making the most of the moving sun throughout the day. There is an initial paved patio seating area which then leads onto a generous lawn section with stepping stone pathway providing access to the foot of the plot where there is a further entertaining decked area and decorative gravel stone patio. Plum slate decorative chippings, access to the garage via a personal access door, pedestrian gated access onto the driveway, external security light, water tap and power point.

DETACHED GARAGE
Up and over door to the front, window and door to the side, power, lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and then take a right hand turn onto Kennedy Drive. Take the first left into the cul de sac of Lincoln Close and the property can be found on the left hand side, identified by our For Sale board.







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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