



Lancaster Avenue  
Stapleford, Nottingham NG9 7HH

**£295,000 Freehold**

A WESTERMAN HOMES, MID 1950'S  
DOUBLE HEIGHT BAY FRONTED THREE  
BEDROOM SEMI DETACHED FAMILY HOUSE  
POSITIONED WITHIN A QUIET CUL-DE-  
SAC.



ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS WESTERMAN HOMES BUILT, MID 1950'S DOUBLE HEIGHT BAY FRONTED, THREE BEDROOM SEMI DETACHED FAMILY HOUSE SITUATED AT THE HEAD OF THIS POPULAR AND QUIET RESIDENTIAL CUL-DE-SAC WITH WALKING DISTANCE OF STAPLEFORD TOWN CENTRE AND EXCELLENT NEARBY SCHOOLS FOR ALL AGES.

Sitting on a total South facing plot size of circa 1/10th acre, the property benefits from recently installed, gas central heating from a combination boiler, double glazed windows and doors, off street parking to the front and side leading to a detached garage (with power and lighting) and a large rear garden with spacious recently laid paved patio entertaining area and a larger than average lawned area with a purpose built play area with three swings, slide and play house.

Having a good size, Edwardian stle, glass roof conservatory to the rear, the property also benefits from a detached home office/garden room with UPVC entrance door, power and lighting can be found.

The property sits approx 1 mile away from the A52 linking Nottingham and Derby and the access to the Nottingham Electric Tram hub at bardills roundabout. There is then access to the M1 junction 25 a further 1 mile along the A52. Making the house an ideal location for commuting.

The accommodation comprises of an open porch leading to an entrance hall, bay fronted living room, dining area, conservatory and kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a modern white four piece bathroom suite.

The first floor landing has a feature triple glazed window to the side, boiler cupboard housing the recently installed, under warranty combination boiler and sliding ladders leading to a boarded, lit and insulated loft space, ideal for storage.

The property would ideally suite a first or second time buyer or family alike as the property is situated within easy reach of William Lilley, Fairfield and George Spencer schools and for commuters there is easy access to the A52 for Nottingham and Derby, the M1 junction 25 and the now up and running Nottingham Electric Tram situated at Bardills roundabout.

We highly recommend an internal viewing.



## OPEN PORCH

Set within a decorative soldier brick archway with tiled floor whilst leading to the front entrance composite door.

## ENTRANCE HALL

13'4" x 6'10" (4.07 x 2.10)

Feature composite and double glazed front entrance door with full height double glazed windows to either side of the door, laminate flooring, radiator, turning staircase leading to first floor with useful under-stairs storage cupboard with power, lighting, double glazed window to the side also housing the gas and electricity meters, coat pegs and shelving. Doors then lead from the hallway to the living room and the kitchen.

## LIVING ROOM

16'2" x 11'10" (4.94 x 3.63)

UPVC double glazed five bay window to the front, radiator, TV and telephone points, coving and opening to:-

## DINING AREA

10'0" x 9'5" (3.05 x 2.89)

UPVC double glazed French doors opening out to the conservatory, radiator and coving.

## CONSERVATORY

Constructed in 2021, this Edwardian style conservatory is constructed of a brick base and 3/4 brick wall with a feature glass pitched roof, UPVC double glazed windows to both sides and the rear with UPVC double glazed French doors then opening out the rear garden patio. The conservatory has laminate flooring, power, lighting and a radiator.

## KITCHEN

11'10" x 9'6" (3.63 x 2.90)

Equipped with a matching range of high gloss, cream coloured base and wall storage cupboards with under cabinet lighting and laminate style roll top work-surfaces, one and a half bowl sink and drainer with central matt black mixer tap/pull out spray hose, tiled splash-backs, plumbing and space for washing machine and dishwasher, space for full height fridge/freezer, fitted waist height level oven/gill, counted level four ring induction hob with extractor hood over. Double glazed windows to the side and rear both with fitted matching roller blinds, laminate flooring to match the hallway, radiator, UPVC panel and double glazed door to the side driveway.

## FIRST FLOOR LANDING

Feature etched, triple glazed window to the side, loft access via pull down ladder to boarded, lit and insulated loft space ideal for storage. Boiler cupboard housing the 2023 fitted, under warranty, gas fired central heating combination boiler (for central heating and hot water purposes).

## MASTER BEDROOM

14'6" x 11'11" (4.42 x 3.65)

UPVC double glazed five bay window to the front (with views down the street and farmers fields beyond), radiator, coving, TV point and full width to one wall mirror fronted sliding door wardrobes with various hanging spaces, shelving and drawer units.

## BEDROOM 2

11'11" x 10'11" (3.64 x 3.33)

UPVC double glazed window to the rear over-looking the rear garden, radiator, coving, range of fitted wardrobes to one wall with a mixture of shelving and hanging space.

## BEDROOM 3

8'5" x 6'11" (2.58 x 2.11)

UPVC double glazed window to the front and radiator.

## BATHROOM

8'9" x 6'10" (2.69 x 2.09)

Modern white four piece suite comprising bath with corner mixer tap, "Vitra" wash hand basin with central waterfall style mixer tap and storage cupboards beneath, hidden cistern "Roca" push flush WC and separate large shower cubicle with dual head, mains ran shower head/drench shower. Majority tiled walls, chrome heated ladder towel radiator, double glazed windows to the side and rear, spotlights, extractor fan, wall mounted storage cupboards with central mirror and spotlights.

## OUTSIDE

To the front of the property there is a shaped block paved driveway providing off street parking with a painted brick retaining wall and matching block paved pathway leading to the front entrance porch/door and along the front bay window. Further parking can then be found to the side of the house (car size depending) leading to a detached garage with power and lighting. There is also security lighting down the side of the house. Along the side of the house there is a hand-built pallet wood bin store for four bins with a planter on-top. From the side there is also a double side gate opening to the rear garden. The rear garden extends to a good depth (approx 0.8acre) benefiting from a large entertaining paved patio area with two level planted rockery area housing a variety of mature bushes and shrubs with decorative broken slate. A picket fence and matching gate then opens up to a generous lawned area screened by conifers to the boundary line with purpose built play area with three swings, slide and play house. To the rear of the garden there is a detached home office/garden room. Within the rear garden there is a cold water tap and security lighting along with an outside power point.

The rear garden also comes with the benefit of a hand made, stainless steel BBQ/Outdoor kitchen area with a double size cooking grill and worktop preparation space and storage.

## DETACHED GARAGE

15'9" x 7'6" (4.81 x 2.31)

With double opening doors to the front, power, lighting and storage cupboards and worktop.

## HOME OFFICE/GARDEN ROOM

12'7" x 7'1" (3.85 x 2.16)

With UPVC double glazed side entrance door, window to the front, power and lighting.

## DIRECTIONS

From our Stapleford Branch on Derby Road proceed to the Roach traffic lights and turn right on to Toton Lane. Continue along and after the brow of the hill turn left on to Blake Road. Follow the bend in the road to the left and at the end of the road turn left on to Windsor Street. Take the second cul-de-sac to the left on to Lancaster Avenue. The property can then be found at the head of the cul-de-sac straight ahead.

REF:9014NH

## AGENTS NOTE

The property being sold is an employee of Robert Ellis Estate Agents.

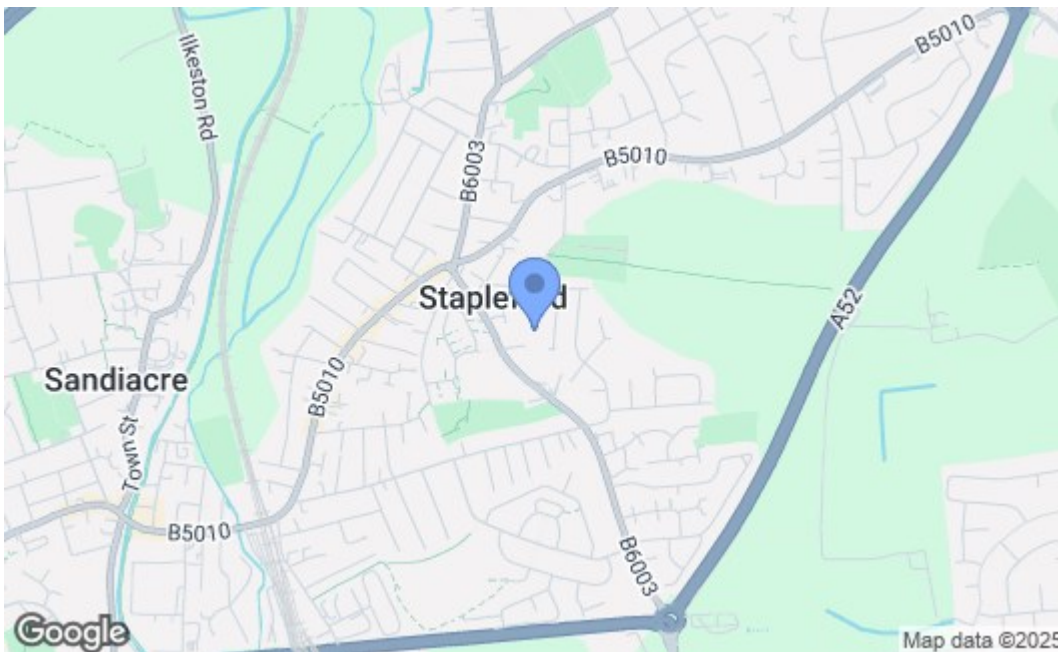


GROUND FLOOR

1ST FLOOR



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			85
(81-91) B		72	
(69-80) C			
(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.