

# Robert Ellis

look no further...



Lancaster Avenue  
Stapleford, Nottingham NG9 7HH

A WELL PRESENTED, THREE BEDROOM  
DETACHED HOUSE

**Offers Over £250,000 Freehold**

0115 949 0044



/robertellisestateagent



@robertellisea





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN A WELL PRESENTED, THREE BEDROOM DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED, SOUGHT AFTER CUL DE SAC LOCATION.

With accommodation over two floors comprising spacious entrance hall, through lounge/diner and 'Magnet' kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece bathroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking and good size garage to the rear.

The property itself sits favourably within this cul de sac location within close proximity 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 and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

9'11" x 6'7" (3.04 x 2.03)

UPVC panel and double glazed front entrance door with double glazed window to the side of the door, radiator, stairs to first floor, wooden flooring and doors to kitchen and through lounge.

### LOUNGE/DINER

21'7" x 11'8" (6.6 x 3.56)

Wooden flooring to match the hallway, double glazed window to the front, double glazed Georgian style French doors leading out to the rear garden with matching windows to either side of the door, media points, Adam style fire surround incorporating marble effect insert and hearth and media points.

### KITCHEN

10'1" x 8'10" (3.09 x 2.71)

The kitchen is equipped with a range of matching fitted 'Magnet' base and wall storage cupboards with roll top work surfacing incorporating porcelain single sink and drainer with central mixer tap, four ring gas hob with extractor over and oven beneath, integrated fridge and freezer, useful understairs storage cupboard housing the gas and electricity meters, double glazed window overlooking the rear garden, plumbing for washing machine, radiator, UPVC panel and double glazed exit door to garden, recessed spotlights and tiled floor.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side with fitted roller blind and loft access point with pull-down ladders to a boarded and fully insulated loft space.

### BEDROOM 1

11'5" x 9'4" (3.5 x 2.85)

Double glazed window overlooking the rear garden and radiator.

### BEDROOM 2

11'9" x 10'7" (3.6 x 3.23)

Double glazed window overlooking fantastic far reaching views towards Sandiacre and Cardboard Hill to the front, radiator and a range of fitted bedroom furniture included wardrobes and overhead storage cupboards.

### BEDROOM 3

7'4" x 6'11" (2.24 x 2.11)

Double glazed window to the front with fitted blinds and radiator.

### SHOWER ROOM

6'9" x 5'4" (2.07 x 1.64)

Three piece suite comprising corner tiled shower cubicle with mains fed shower, wash hand basin with waterfall style mixer tap and push-flush w.c. Fully tiled walls, double glazed window to the rear with fitted roller blind, heated chrome ladder towel radiator and wall mounted mirror fronted bathroom cabinet.

### OUTSIDE

To the front of the property is a driveway leading down the right hand side of the property leading through to the rear garden and detached garage. The front garden is designed for ease of maintenance with decorative coloured stone and planted borders housing a variety of bushes and shrubbery. The rear garden is bounded by timber fencing, predominantly with concrete posts and gravel boards, benefiting from a lawn section and planted borders housing a variety of specimen bushes and shrubbery. There are two separate paved patio areas, ideal for entertaining, access to the garage via double opening doors and useful pitched roof timber storage shed. Outside lighting points and water tap.

### 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 and take a left turn onto Blake Road. Follow the bend in the road round to the left and when reaching the junction with Windsor Street, take a left turn onto Windsor Street. Take the second left into the cul de sac of Lancaster Avenue and the property can then be found on the left hand side, identified by our For Sale Board.

Ref: 7278nh

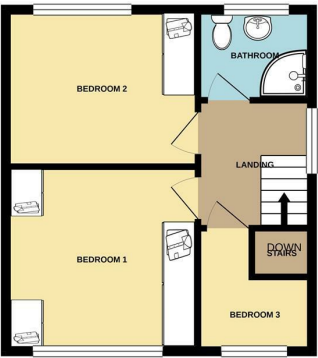




GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with floorplan 12/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		

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.