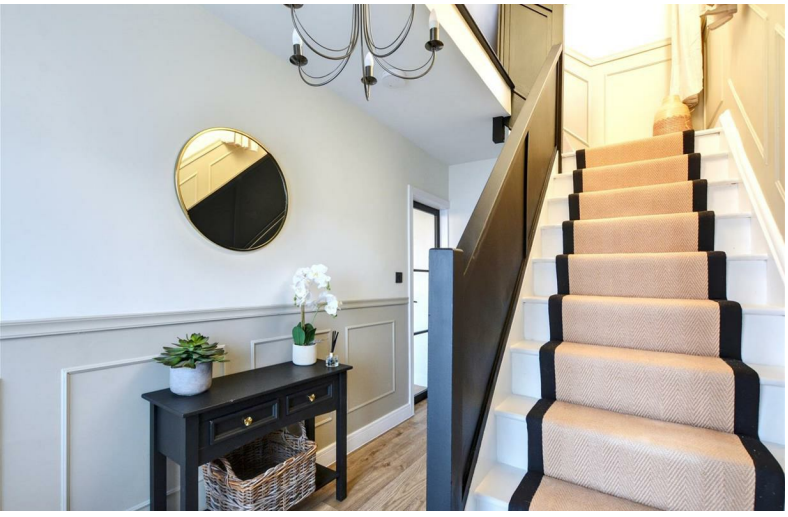
Robert Ellis

look no further. . .



Lancaster Avenue
Stapleford, Nottingham NG9 7HH

A TRADITIONAL DOUBLE HEIGHT BAY FRONTED WESTERMAN HOMES MID 1950'S FULLY REMOLLDED THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £285,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED WESTERMAN HOMES CONSTRUCTED MID 1950'S, FULLY REMODELLED, THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS RESIDENTIAL CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hallway beyond which is a fantastic open plan living dining kitchen space, totally refurbished throughout including decorative paneling, redecoration, floor coverings and newly fitted kitchen with in-built appliances including a double American Style Fridge Freezer, and useful pop up countertop wireless charging point. The first floor landing provides access to two good size double bedrooms with USB charging point plub sockets, the front offering a five window bay, making the most of fantastic view beyond, as well as a totally re-fitted four piece luxury bathroom suite with free standing slipper bath and separate double shower cubicle.

The property also benefits from gas fired central heating from a newly installed combination boiler, double glazing, off-street parking and enclosed landscaped rear garden.

The property has also been fully re-wired, to current regularory standards with hard wired heat and smoke detectors.

As previously mentioned, the property is located in this highly regarded, sought after residential cul de sac within walking distance of town centre amenities. There is also easy access to excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus, as well as the i4 bus service. For families, there is also easy access to nearby open spaces such as Queen Elizabeth Park which boasts tennis courts, bowling greens, football pitches and a children's play area.

This home is in a ready to move into condition offers a fantastic opportunity for a first time buyer or family alike and we would therefore highly recommend an internal viewing.

PORCH
7'0" x 2'1" (2.14 x 0.65)
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door set within a decorative archway of exposed brickwork and soldier bricks, laminate flooring, further uPVC panel and double glazed inner entrance door leading to the entrance hallway.

ENTRANCE HALLWAY
13'4" x 6'11" (4.08 x 2.11)
Central uPVC double glazed inner entrance door with double glazed windows above and surrounding the door, staircase rising to the first floor with decorative paneling, painted staircase with central tread carpet, laminate flooring, Victorian style radiator, useful understairs storage cupboard which houses the newly installed gas fired combination boiler for central heating and hot water purposes and newly installed electrical consumer board, laminate flooring to match the hallway, spotlight and double glazed window to the side.

LIVING ROOM
17'7" x 10'8" (5.37 x 3.27)
uPVC double glazed five bay window to the front, feature vertical radiator, meadia wall with alcove lighting, laminate flooring, decorative paneling, log effect remote control operated ambient light electric fire. Opening through to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN
19'4" max x 11'11" (5.91 max x 3.65)
The kitchen area comprises a newly fitted range of matching base and wall storage cupboards and drawers, with marble style square edge work surfacing incorporating one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap. Breakfast bar to match the work surfaces with space for two bar stools with a flush wireless charging pod. Fitted four ring induction boost hob, integrated dishwasher, provision for under-counter washing machine, in-built electric fan assisted oven, space for (and included) an American style double fridge/freezer. The kitchen area lets in lots of natural light with two double glazed windows (one to the side and one to the rear) both with fitted Roman blinds, feature vertical radiator, laminate flooring, uPVC panel and double glazed exit door to the side driveway, feature ceiling lighting, opening through to the dining area where there is ample space for dining table and chairs, wall light points, Victorian style radiator, sliding double glazed patio doors opening out to the landscaped rear garden.

FIRST FLOOR LANDING
Double glazed window to the side, paneling to dado height continuing from the entrance hall and staircase, doors to all bedrooms and bathroom, loft access point.

BEDROOM ONE
14'6" x 11'10" (4.42 x 3.61)
uPVC double glazed five bay window to the front making the most of the views beyond towards open fields, radiator, USB charing point plug sockets, decorative feature paneling to one wall.

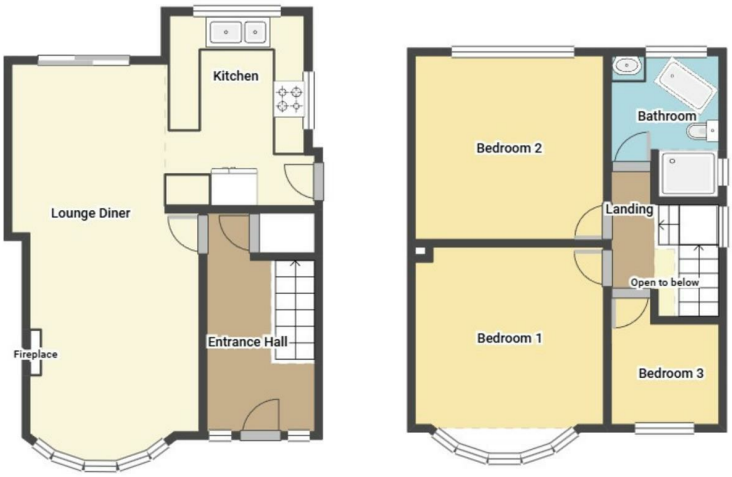
BEDROOM TWO
12'4" x 12'2" (3.76 x 3.71)
Double glazed window to the rear overlooking the garden, USB charing point plug sockets and radiator.

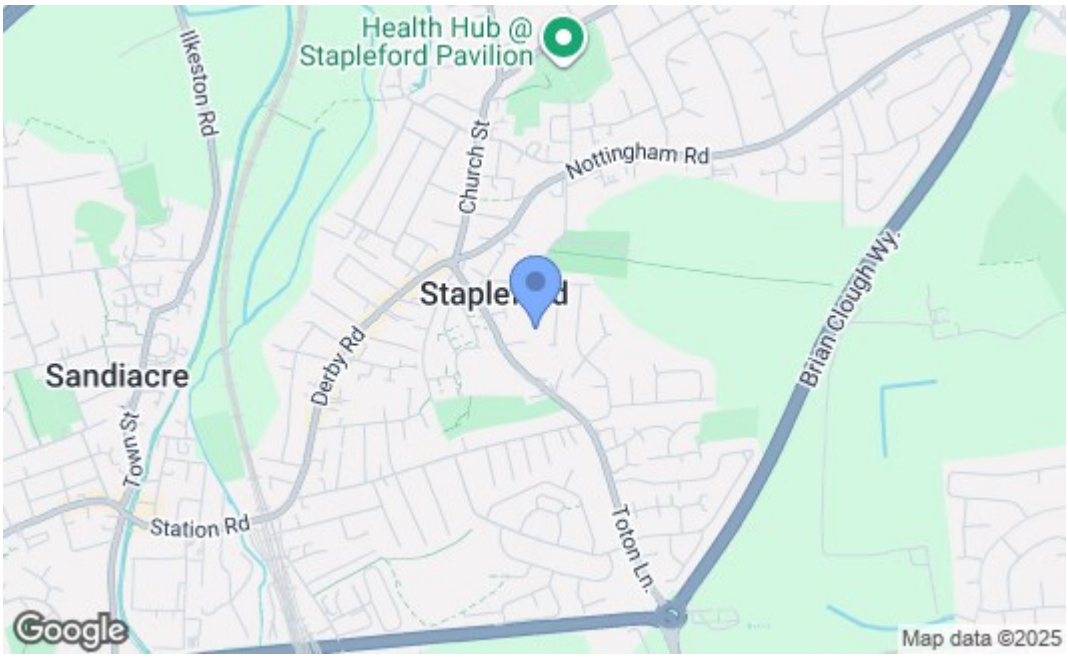
BEDROOM THREE
9'3" x 6'11" (2.84 x 2.11)
Double glazed window to the front, radiator.

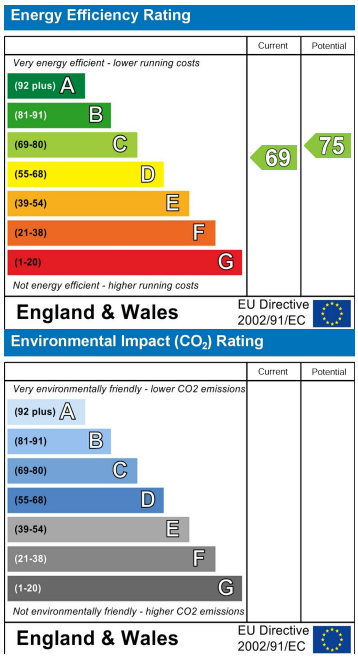
BATHROOM
9'8" reducing to 7'3" x 7'0" (2.95 reducing to 2.21 x 2.14)
Luxurious four piece suite (newly installed) comprising freestanding bathtub with swan neck style hot and cold mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with decorative tiling, dual attachment mains shower, sliding glass screen/shower door, push flush WC, wash hand basin with mixer tap and two storage drawers beneath. Double glazed windows located to both the side and rear (the rear with fitted blinds), ladder style towel radiator, decorative paneling, spotlights, extractor fan.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a driveway which continues down the right hand side of the property through double pedestrian gates. The front garden is designed for straightforward maintenance, painted railway timber sleepers housing decorative stone chippings. The driveway then continues down the right hand side of the property which then opens out into the rear garden which has been landscaped and designed for straightforward maintenance with a rear timber decked entertaining space with timber pagoda, raised flowerbeds, decorative stone to match the front, stepping stone style pathways. Within the garden there is a useful timber garden shed to the rear of which accessed via a pedestrian gate is a useful bin storage area. Within the outside space there is also security lighting to the front, side and rear along with a useful double outside power socket.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left hand turn onto Blake Road. Follow the road around to the join of Windsor Street and then descend the hill, eventually taking the second cul de sac on the left onto Lancaster Avenue. The property can then found at the head of the cul de sac, 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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