

Hickings Lane  
Stapleford, Nottingham NG9 8PF

**£285,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SET BACK FROM THE ROAD OFFERING AMPLE PARKING AND ALSO BENEFITTING FROM A GENEROUS ENCLOSED REAR GARDEN.

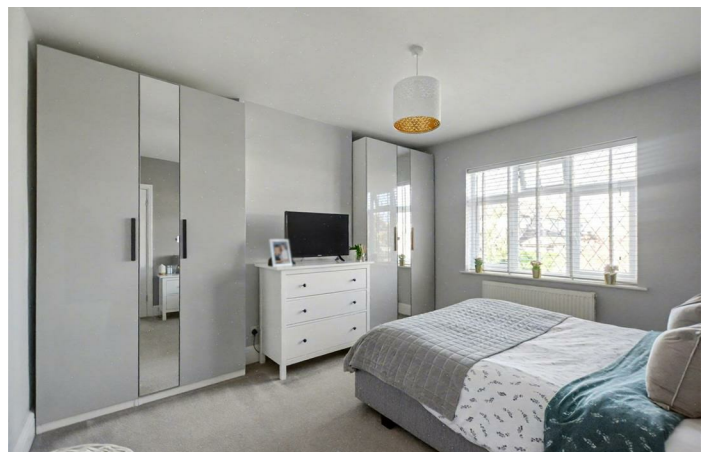
With accommodation over two floors, the ground floor comprises entrance porch leading through to an entrance hall with feature glass balustrade and useful downstairs storage cupboard, traditional bay fronted living room and open plan dining kitchen. The first floor landing then provides access to three bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking to the front, detached garage to the rear, two useful brick outbuildings, as well as a generous enclosed garden space. There is an app based CCTV system with 8 cameras.

The property sits favourably within close proximity of the shops, services and amenities in Stapleford town centre. There is also easy access to nearby open space, including that of Hickings Lane Recreation Ground, Ilkeston Road Recreation Ground and Bramcote Hills Park. For those needing schooling, there is also good access to a vast array of nearby schooling for all ages.

There is good access to excellent commuter links such as the A52 for Nottingham and Derby, as well as Junction 25 of the M1 motorway, bus services and the tram terminus at Toton.

We believe the property will be ideal for first time buyers or families alike as it is in a ready to move into condition. We highly recommend an internal viewing.



### ENTRANCE PORCH

6'1" x 2'9" (1.86 x 0.86)

uPVC panel and stained double glazed entrance door set within a decorative archway with double glazed windows and panels surrounding the door. Further panel and composite internal door leading through to the hallway.

### ENTRANCE HALL

14'9" x 6'6" (4.50 x 2.00)

Feature composite and double glazed front entrance door, alarm control panel, radiator, laminate flooring, meter cupboard housing the electrical consumer unit and shelving, staircase rising to the first floor with decorative glass balustrade, useful understairs storage cupboard which also houses the gas fired combination boiler for central heating and hot water purposes, storage shelving, meters, lighting, double glazed window to the side. Doors link off the hallway leading through to the bay fronted living room and the dining kitchen.

### LIVING ROOM

13'5" x 12'5" (4.11 x 3.81)

Double glazed bay window to the front (with fitted blinds), media points, coving, radiator, central chimney breast incorporating wall mounted remote controlled electric fire.

### OPEN PLAN DINING KITCHEN

19'2" x 12'11" (5.86 x 3.95)

The kitchen comprises a matching range of handle-less fitted base and wall storage cupboards and drawers, set within a central island unit with overhanging breakfast bar, fitted one and a half bowl sink unit with draining board and mixer tap, fitted four ring induction hob, in-built CDA microwave and matching oven beneath, integrated fridge and freezer, integrated CDA dishwasher, vertical radiator, double glazed windows to both the side and rear (the rear with fitted blinds), uPVC panel and double glazed exit door to the garden room/utility.

### GARDEN ROOM/UTILITY

Brick and double glazed construction with sloping polycarbonate ceiling with uPVC panel and double glazed door access to the garden, radiator, lighting point, power outlets, plumbing for the washing machine and space for tumble dryer.

### FIRST FLOOR LANDING

Double glazed window to the side, continuation of the glass balustrade from the entrance hallway. Doors to bedrooms and shower room. Loft access point with wooden pull-down loft ladders to a partially boarded, lit and insulated loft space.

### BEDROOM ONE

12'11" x 11'3" (3.95 x 3.45)

Double glazed window to the front (with fitted blinds), radiator, TV point.

### BEDROOM TWO

12'5" x 11'11" (3.80 x 3.65)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator.

### BEDROOM THREE

8'1" x 6'5" (2.47 x 1.98)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, internet points.

### SHOWER ROOM

6'11" x 6'5" (2.11m x 1.96m)

Modern three piece suite comprising tiled and enclosed corner shower cubicle with dual attachment mains shower, glass shower screen and sliding door, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear, wall mounted bathroom cabinet, Xpelair extractor fan, chrome ladder towel radiator.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a spacious driveway of tarmac and decorative block paving providing ample space for several vehicles. There is timber fencing to the boundary lines. Access to the front entrance porch, as well as pedestrian access down the right hand side of the property leading to the rear garden.

### TO THE REAR

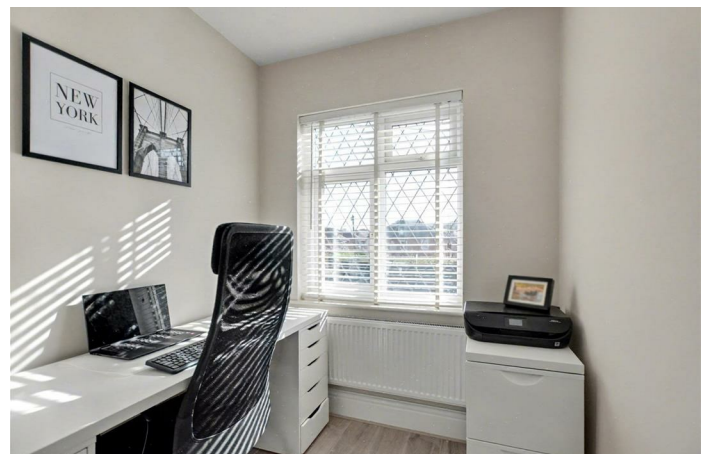
The rear garden is of a generous size being in a non-overlooked position enclosed to the boundary lines. The garden is split into various sections with paved patio seating areas, decorative pebble/stone chippings and a lawn with planted borders housing a variety of bushes and shrubbery. Within the garden there is an external water tap, power points and security lighting. There is access to the detached garage via an up and over door and two useful brick garden store rooms (one of which with power and lighting).

### DETACHED GARAGE

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

### DIRECTIONS

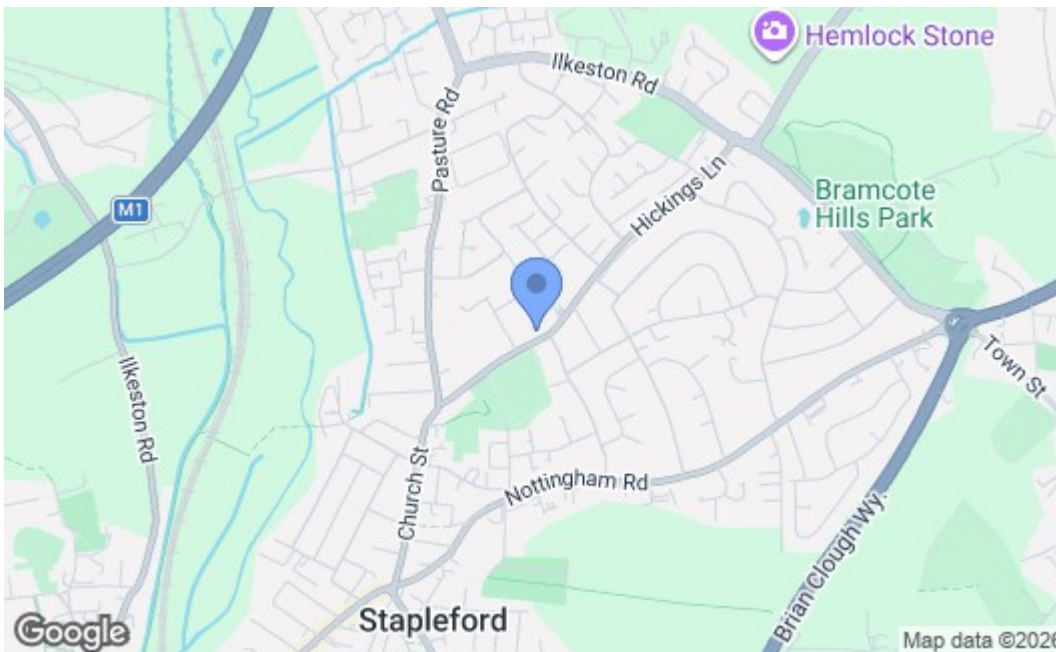
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, take a right hand turn onto Hickings Lane. Proceed past the entrance the park and the property can be found on the opposite side of the road, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.