Robert Ellis

look no further...







87 Hickings Lane,
Stapleford, Nottingham
NG9 8PB

£245,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea



AN INDIVIDUALLY DESIGNED AND BUILT THREE BEDROOM DETACHED HOUSE.

Built around ten years ago and offering a modern and contemporary feel. Features a hybrid gas fired central heating which comprises underfloor heating to the ground floor and radiators to the first. The property is of course double glazed and offers an energy efficient home.

A feature of this property is the impressive open plan Dining Kitchen with high gloss units and built in appliances. Generous in size it offers a great place to entertain. The lounge is no less impressive with two bay windows.

There is a separate Utility Room and useful Cloaks/WC.the Master Bedroom benefits from an En-suite Shower Room.

Situated on a particularly good sized corner plot offering a degree of privacy with courtyard providing parking for several vehicles and enclosed rear gardens with patio and lawn and there are further front and side gardens laid to lawn.

Conveniently situated on a bus route close to a local convenience store and to open space/playing fields. There is a junior school within a few minutes walk and for those wishing to commute good road networks lead to Nottingham, Derby and the M1 motorway for further afield. The up and coming town of Stapleford is also within walking distance. No with an Aldi supermarket.

Finished to a particularly high specification the property remains in very good condition and is ready for immediate occupation.





Hall
Double glazed front entrance door, stairs to the first floor and doors to lounge and dining kitchen.

Lounge
5.43m (17ft 10in) plus bay x 2.98m (9ft 9in) plus bay Double glazed bay window to the front and side and further double glazed window.

Dining Kitchen
5.4m (17ft 9in) plus bay x 2.94m (9ft 8in) Incorporating a modern and contemporary range of high gloss finished wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built in electric oven, gas hob and extractor hood over. Integrated fridge, freezer and dishwasher. black glass splashbacks, tiled floor, under stair store cupboard with underfloor heating controls. Fitted cupboard housing gas boiler (for central heating and hot water), double glazed windows to the far side elevation and double glazed bay window to the front. Door to:-

Utility Room
6'0" x 4'9" (1.84 x 1.46)
Fitted units to match the kitchen with work surfacing, single bowl sink unit with single drainer, plumbing for washing machine and tumble dryer vent. Double glazed door to rear and door to:-

Cloaks/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Air extractor.

Landing
Double glazed window, doors to bedrooms and bathroom.

Bedroom 1
4.39m (14ft 5in) x 3.37m (11ft 1in) into door recess, narrowing to 2.43m (8ft 0in) Radiator, double glazed window to the rear and far side elevation, door to:-

En Suite
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Tiled splashbacks, air extractor.

Bedroom 2
11'10" x 9'1" (3.61 x 2.76)
Radiator, double glazed window to the side.

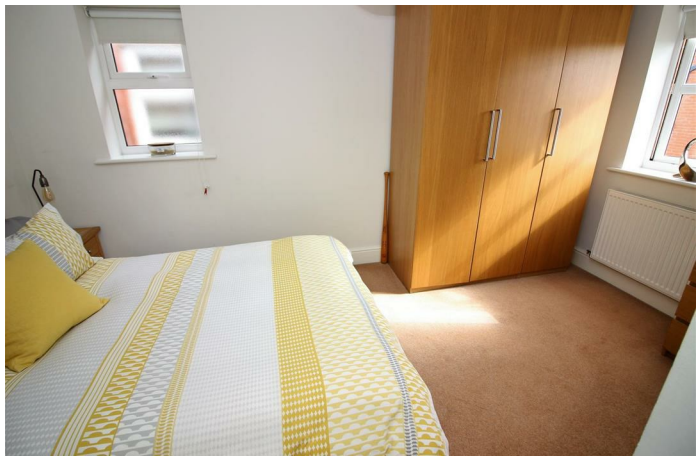
Bedroom 3
8'6" x 6'8" (2.58 x 2.03)
Radiator and double glazed window to the side.

Family Bathroom
Incorporating a white three piece suite comprising pedestal wash hand basin, low flush WC and panelled bath with shower and screen over. Tiled splashbacks, radiator, double glazed window.

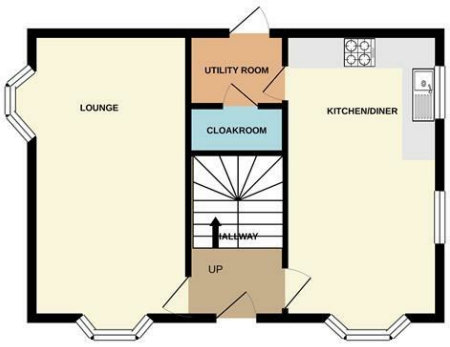
Outside
The property is situated on a particularly good sized corner plot enclosed to all sides with farm style swing gate leading to courtyard parking facilites for several vehicles, this gives access to the front of the house and front and side gardens laid to lawn, fenced and hedged offering a degree of privacy. There is a pedestrian gate from the courtyard leading to the rear garden which has patio and lawn.

Directional Note
From our Stapleford Branch on Derby Road proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road down turning right onto Hickings Lane, continue along the road where the property can be found on the right hand side on the corner of Hickings Lane and Central Avenue, identified by our For Sale Board.

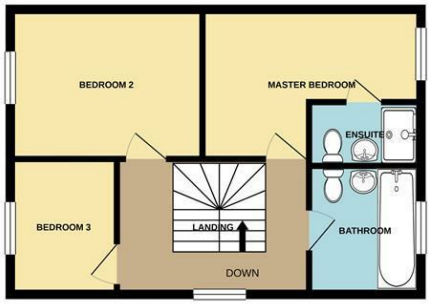




GROUND FLOOR



1ST FLOOR



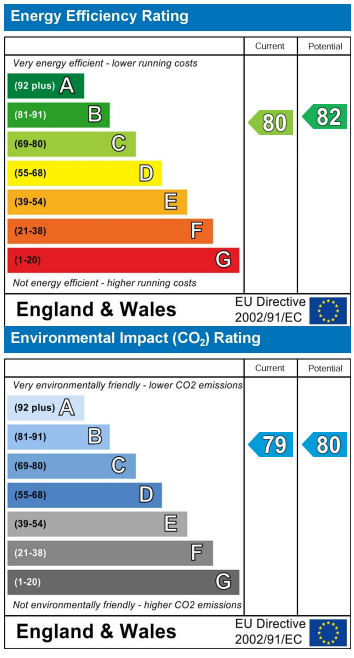
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044