



44 Lime Grove
Stapleford, Nottingham NG9 7GF

£285,000 Freehold

A FOUR DOUBLE BEDROOM DETACHED HOME FOUND IN A CUL-DE-SAC IN THIS POPULAR LOCATION



A FOUR DOUBLE BEDROOM DETACHED FAMILY PROPERTY OFFERING SPACIOUS ACCOMMODATION OVER TWO FLOORS.

Robert Ellis are extremely pleased to bring to the market this deceptively spacious FOUR DOUBLE BEDROOM versatile detached property situated within a quiet and popular residential cul-de-sac. The property offers modern and extended unique family accommodation and to fully appreciate the size and quality an early viewing comes strongly recommended. The property derives the benefit of modern conveniences such as re-fitted GAS CENTRAL HEATING and DOUBLE GLAZING.

The property is constructed of brick to the external elevation all under a tiled roof and in brief the accommodation comprises of entrance hallway, two double bedrooms, shower/wet room, living room, modern fitted kitchen open through to an excellent size dining room with French doors leading out to the rear garden. To the first floor there is a good size landing with additional built-in storage, re-fitted family bathroom and a further two double bedrooms with the master benefiting from walk-in wardrobes. Outside to the front there is a block paved driveway providing OFF THE ROAD VEHICLE HARD STANDING with additional DRIVEWAY to the side leading to the larger than average GARAGE. To the rear there is a garden laid mainly to lawn, shrubs planted to the boundaries and a good size raised decked entertaining space.

The property is situated towards the end of this popular residential cul de sac within walking distance of highly regarded schools for all ages, including William Lilley, Fairfield and George Spencer Academy Trust. Stapleford town centre is situated close by and the area is great for those looking to commute, there is the A52 for Nottingham and Derby along with the M1 motorway being a sort drive away. The second line of the Nottingham tram is also found a short distance away at Bardills island along with the park and ride. An early viewing comes highly recommended to appreciate the size and quality of the accommodation on offer, selling with the benefit of NO UPWARD CHAIN.

Contact the office to arrange your viewing appointment today.



ENTRANCE HALL

UPVC double glazed door to the front with double glazed fixed panel to the side, double glazed window to the side, two wall mounted radiators, recessed spotlights to the ceiling, wall mounted alarm control panel, feature original parquet flooring, built-in understairs cupboard providing useful additional storage space, panelled doors to:

LIVING ROOM

14'5 x 12'4 approx (4.39m x 3.76m approx)

UPVC double glazed bay window to the front, wall mounted radiator, recessed spotlights to the ceiling, feature diamond double glazed window to the side incorporating brick surround, t.v. and telephone points.

OPEN PLAN DINING KITCHEN

DINING AREA

19'2 into bay x 10'11 approx (5.84m into bay x 3.33m approx)

UPVC double glazed French doors leading out to the rear garden, double glazed windows to the side and rear elevations, ceiling light points, wall light points, wall mounted radiator, breakfast bar, opening through to modern fitted kitchen.

KITCHEN

17'7 x 6'8 approx (5.36m x 2.03m approx)

With a range of matching wall and base units incorporating roll top work surfacing over, integral double oven with four ring stainless steel gas hob with stainless steel extractor hood above, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher, washing machine and fridge freezer, tiled splashbacks, matching tiling to the floor, wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed window to the rear with double glazed door providing access to the raised decked area. Archway leading back to dining area.

BEDROOM 3

12'1 x 11' approx (3.68m x 3.35m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling and t.v. point.

BEDROOM 4

11'11 x 10'1 approx (3.63m x 3.07m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling.

GROUND FLOOR SHOWER ROOM

This modern ground floor wet room benefits from having a mains fed shower incorporating rain water head above, wall mounted vanity wash hand basin with central mixer tap and push-flush w.c., tiling to the walls and floor, recessed spotlights, UPVC double glazed window to the side elevation, chrome heated towel rail.

FIRST FLOOR LANDING

With a Velux window to the front, access into eaves with mirrored door, built-in storage to loft hatches, the loft space houses the gas central heating combination boiler (for central heating and hot water,) ceiling light point and panel doors to:

BEDROOM 1

14'3 x 11'11 approx (4.34m x 3.63m approx)

UPVC double glazed window to the side, wall mounted radiator, recessed spotlights to the ceiling, built-in walk-in wardrobe behind mirrored door.

WALK-IN WARDROBE

9' x 5'9 approx (2.74m x 1.75m approx)

With additional storage into eaves, light, power and rail.

BEDROOM 2

14'2 x 11'1 approx (4.32m x 3.38m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, recessed ceiling light points.

BATHROOM

A modern three piece suite comprising panel bath with mixer tap and mains fed shower over with shower screen, wall mounted vanity wash hand basin with mixer tap and push-flush w.c., chrome heated towel rail, Velux window to the rear and built-in storage cupboards, tiling to the floor and walls, recessed spotlights to the ceiling.

OUTSIDE

To the front of the property there is a block paved driveway providing ample off the road hard standing, brick wall to the boundary and additional block paved driveway to the side allowing access to the rear garden. To the rear there is a good size garden laid mainly to lawn with shrubs and trees planted to the beds, large raised decked area providing additional sitting space. Access to both sides with outside tap and lighting. Driveway leading to the concrete sectional garage.

GARAGE

32' x 10' approx (9.75m x 3.05m approx)

With up and over door, light and power.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road proceed towards The Roach traffic lights. Turn right into Toton Lane and at the brow of the hill turn right into Brookhill Street continuing along taking the seventh left into Lime Grove. Continue towards the end of the road where the property can be found on the right as identified by our 'for sale' board.





GROUND FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

44 LIME GROVE, STAPLEFORD NG9 7QF
TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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