Robert Ellis

*look no further. . .*

Pinfold Lane
Stapleford, Nottingham NG9 8DL

A THREE BEDROOM SEMI DETACHED HOUSE WITH THE BENEFIT OF A TWO STOREY SIDE EXTENSION.

**£220,000 Freehold**

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This surprisingly spacious property offers good size family accommodation with NO UPWARD CHAIN.

The accommodation comprises entrance hall, open plan living dining kitchen, side hallway which gives access to a walk-in understairs store cupboard, ground floor bathroom, and door to large utility room/side lobby. To the first floor, the landing provides access to three well proportioned bedrooms and useful cloakroom/WC.

There is gated off-street parking for two vehicles at the front and the property enjoys a good size rear garden with decking, lawn and a purpose built summerhouse which could equally be used as a home office/den, etc.

Situated on a residential street, close to many local amenities, including schools, regular bus service, Aldi and the town centre of Stapleford.

Benefitting from central heating and double glazing, the property is offered for sale with NO CHAIN and viewing is recommended.

ENTRANCE HALL
uPVC double glazed front entrance door, radiator, stairs to the first floor.

LIVING FAMILY DINING KITCHEN
26'6" x 12'3" reducing to 9'3" (8.1 x 3.74 reducing to 2.83)
The living area has an Adam-style fireplace with inset flame effect electric fire, radiator, double glazed window to the front. The dining area has a radiator and opens into the kitchen which comprises a fitted range of wall, base and drawer units with work surfacing and one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Double glazed window to the rear.

INNER LOBBY
Door to bathroom, door to utility room and door to walk-in cloaks/understairs store cupboard with double glazed window.

BATHROOM
8'4" x 5'10" (2.55 x 1.8)
Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatic controlled shower over. Partially tiled walls, radiator, internal window to utility room.

UTILITY ROOM
14'0" x 5'11" (4.28 x 1.81)
Wall and base cupboards with work surfacing, plumbing for washing machine, further appliances space, uPVC double glazed windows and doors to both front and rear elevations.

FIRST FLOOR LANDING
Loft hatch.

BEDROOM ONE
12'4" x 12'3" less wardrobes (3.78 x 3.74 less wardrobes)
Currently with fitted wardrobes to one wall with eye level unit, additional built-in storage cupboard, radiator, double glazed window to the front.

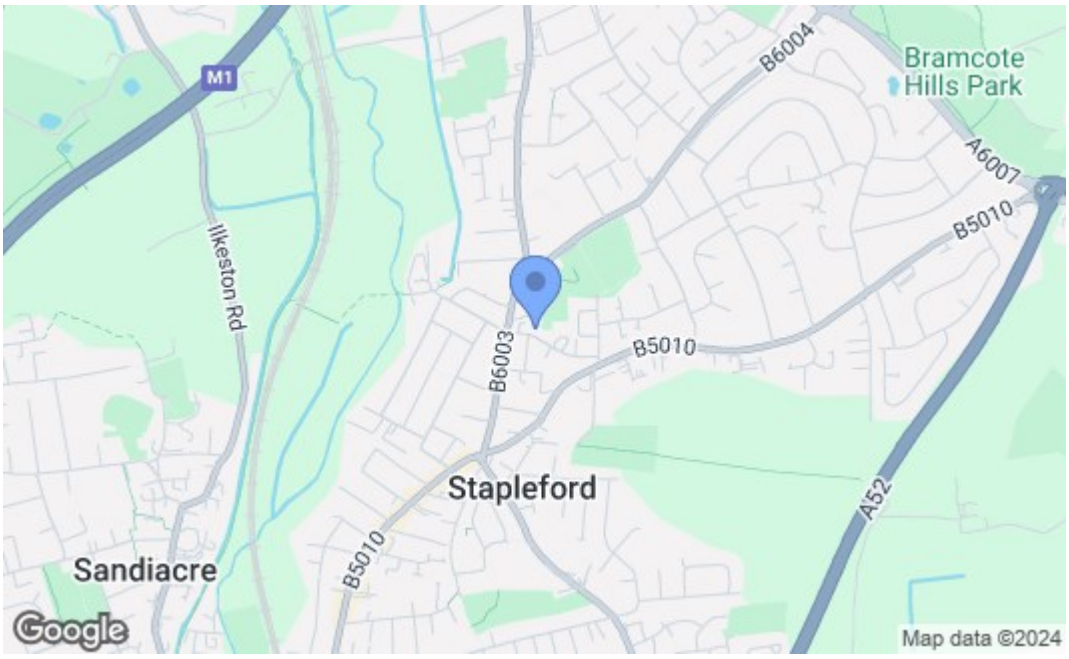
BEDROOM TWO
13'8" x 9'3" (4.18 x 2.84)
Fitted wardrobes, built-in cupboard housing "Worcester" combination boiler (for central heating and hot water) installed in 2018. Radiator, double glazed window to the rear.

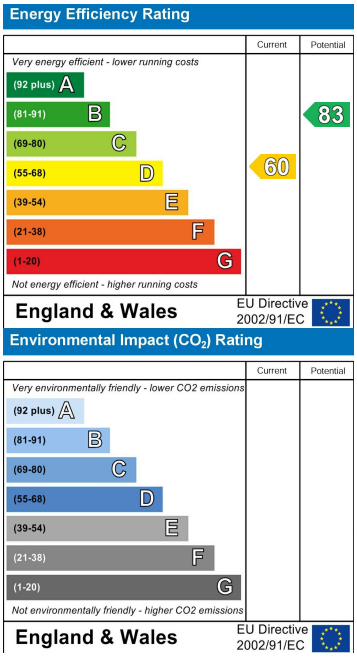
BEDROOM THREE
12'5" x 7'10" (3.8 x 2.41)
Radiator, double glazed window to the rear.

CLOAKROOM/WC
5'0" x 5'8" (1.54 x 1.74)
Two piece suite comprising pedestal wash hand basin and low flush WC, radiator, double glazed window.

OUTSIDE
There is a walled and fenced in paved forecourt with wrought iron gates providing parking for up to two vehicles, inset shrub bed. The rear garden is enclosed with large decked terraced area, section of garden laid to lawn, greenhouse, small paved area, ornamental gravel area at the foot of the plot where a purpose built garden building can be found of modern construction which is composite clad with power supplied, uPVC double glazed windows and patio doors to a decked veranda. This makes an ideal summerhouse but could also be used as a small home office, den, gym, etc. There is an attached brick outhouse to the property.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road along, turning second right onto Pinfold Lane. The property can then be found on the left hand side. Ref: 8212PS




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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