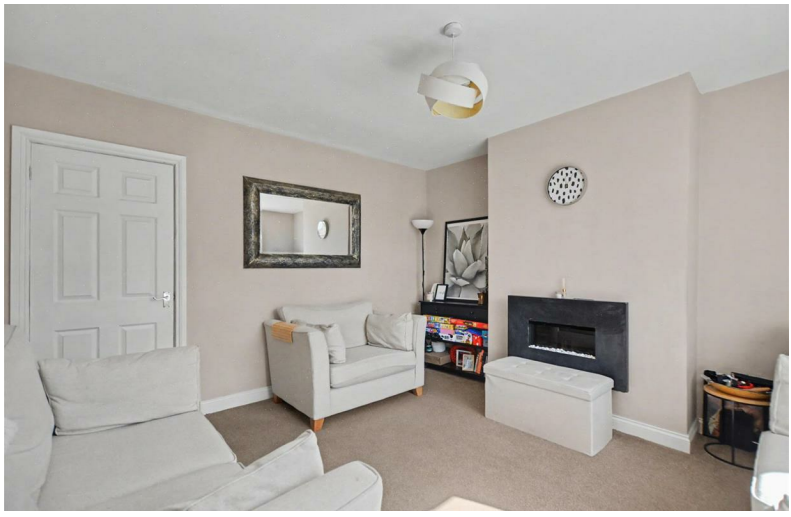
Robert Ellis

look no further. . .



Pinfold Lane
Stapleford, Nottingham NG9 8DL

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Around £200,000 Freehold

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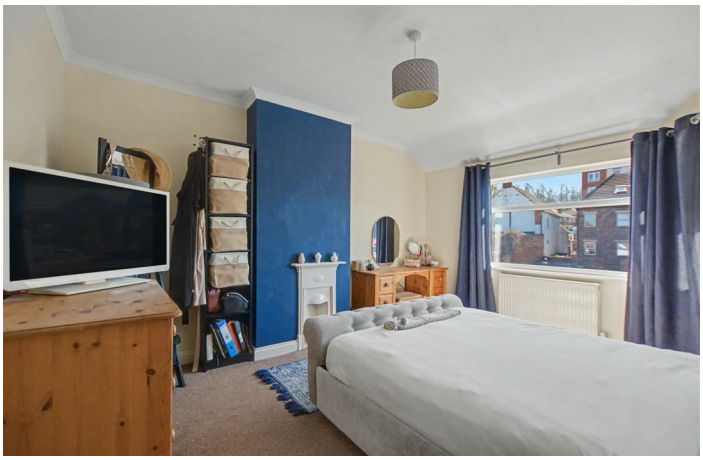
Set back from the road on a generous garden plot can be found this three bedroom semi detached house.

Offered for sale in a ready to move into condition, this property is ideal for first time buyers, young families and those looking to work from home with the flexibility of three bedrooms. The property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

The property enjoys a generous garden plot with parking for several vehicles to the front and a landscaped rear garden with lawn and seating area. Conveniently situated on the outskirts of Stapleford within walking distance of useful amenities, including an Aldi and regular bus service linking Nottingham and Derby. Stapleford has a good range of shops and facilities and offers fantastic commutability to the larger nearby towns of Beeston and Long Eaton, as well as being ideal for the Queen's Medical Centre, Nottingham University and Junction 25 of the M1 motorway for further afield.

Well presented throughout, this property is truly deserving of an early internal viewing.



ENTRANCE HALL
Double glazed front entrance door and stairs to the first floor.

LOUNGE
14'0" x 12'1" (4.27 x 3.69)
Radiator and double glazed bay window to the front.

DINING KITCHEN
10'2" x 10'9" (3.10 x 3.28)
Range of fitted wall, base and drawer units, with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and further appliance space. Wall mounted gas combination boiler (for central heating and hot water) installed in 2019 and has an annual service. Double glazed window and door to the rear. Door to bathroom.

BATHROOM
Three piece suite comprising wash hand basin with vanity unit, low flush WC and corner shower cubicle with thermostatically controlled shower. Radiator and double glazed window.

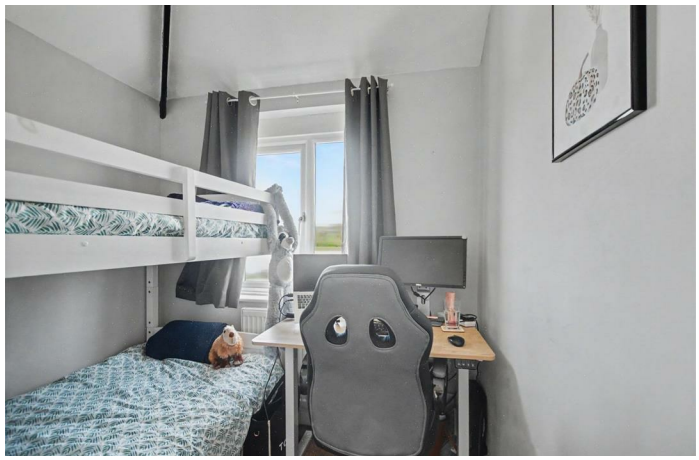
FIRST FLOOR LANDING
Double glazed window and doors to bedrooms.

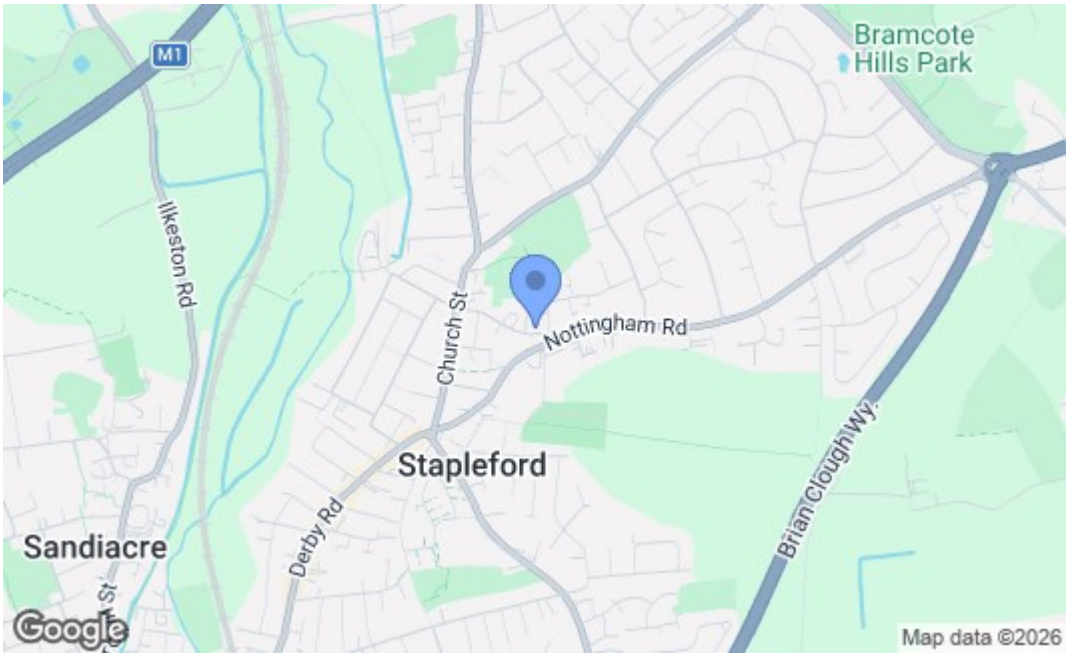
BEDROOM ONE
13'7" x 12'1" (4.15 x 3.69)
Cast iron fireplace, overstairs store cupboard, radiator and double glazed window to the front.

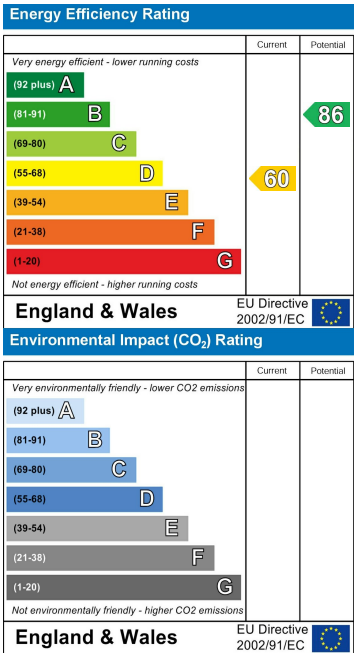
BEDROOM TWO
10'1" x 7'10" (3.09 x 2.39)
Radiator and double glazed window to the rear.

BEDROOM THREE
7'1" x 6'10" (2.18 x 2.09)
Radiator and double glazed window to the rear.

OUTSIDE
The property is set back from the road with a fenced and walled-in front garden with section laid to lawn. There is a block paved driveway providing off-street parking for at least two vehicles and a pedestrian gate at the side of the house leading to the rear garden. Immediately beyond the gate is an attractive seating area with gravel and composite tiles. The main garden is laid to lawn.







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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