Robert Ellis

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Lime Grove
Stapleford, Nottingham NG9 7GF

AN EARLY 1900'S BOX BAY FRONT FOUR BEDROOM VICTORIAN SEMI DETACHED HOUSE

Offers Over £270,000 Freehold

AN EARLY 1900'S BOX BAY FRONT FOUR BEDROOM VICTORIAN SEMI DETACHED HOUSE.

Robert Ellis are delighted to welcome to the market this extremely well presented altered and upgraded early 1900's four bedroom box bay front Victorian semi detached house situated within this favoured and established tree lined residential no through road location.

With accommodation over two floors which comprises entrance porch to entrance hall, box bay front living room, kitchen, shower room and dining room to the ground floor. The first floor landing provides access to four bedrooms and a renovated three piece bathroom suite.

Other benefits to the property include gas central heating from a combi boiler, double glazing, generous enclosed gardens with feature decked entertaining area whilst being positioned, as previously mentioned, within this no through road, extremely popular residential cul-de-sac location.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to Queen Elizabeth Park and Archers Field as well as good transport networks and links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

From the property there is also easy access to the shops and services within Stapleford town centre and nearby Morrison's convenience store.

We believe the property itself would suit that of a growing family and would highly recommend an internal viewing.

Entrance Porch
UPVC panel and double glazed front entrance door and further panel and glazed door to:

Entrance Hall
28'2" x 5'9" approx (8.61m x 1.76m approx)
Staircase with central tread carpet rising to the first floor with decorative spindle balustrade and display woodwork, wood flooring, radiator, part panelling, useful understairs storage cupboard and further space which could be an ideal potential office space or further storage if required and doors to:

Lounge
15'11" into bay x 12'4" approx (4.86m into bay x 3.77m approx)
With a double glazed walk-in box bay window to the front with fitted blinds, radiator, media points, bespoke fitted meter cupboard, spotlights and feature exposed brick chimney breast incorporating a multi stove burner on a tiled hearth.

Kitchen
11'10" x 10'3" approx (3.61m x 3.14m approx)
Equipped with a matching range of fitted base and wall storage cupboards, granite work surfacing with inset single sink and drainer with central swan neck mixer tap, granite splashbacks, matching granite window sills, RangeMaster cooker with five ring gas tops, two below ovens, warming drawer and matching extractor canopy over, integrated fridge and freezer, wine chiller, plumbing for a washing machine, in-built dishwasher, full height storage pantry cupboards, matching granite breakfast bar with space for two bar stools, media point, spotlights, plinth lighting, boiler cupboard housing the combination boiler, radiator, two UPVC double glazed windows to the side and one further UPVC window to the rear, side UPVC panel and double glazed exit door and power points with in-built USB charging points.

Dining Room
12'4" x 12'0" approx (3.77m x 3.66m approx)
UPVC panel and double glazed exit door to the garden with UPVC double glazed windows to either side of the door, media points and a radiator.

Shower Room
6'1" x 5'5" approx (1.86m x 1.66m approx)
Three piece suite comprising of a walk-in shower area with anti slip flooring and Mira electric shower, wash hand basin with mixer tap and push flush w.c., fully tiled walls, double glazed window to the side, chrome heated ladder towel radiator and extractor fan.

First Floor Landing
With doors to bedrooms 1 and 2 and the bathroom, radiator, loft access hatch, decorative balustrade, useful storage cupboard and opening through to the inner landing which offers doors to bedrooms 3 and 4.

Bedroom 1
11'11" x 11'10" approx (3.65m x 3.63m approx)
Double glazed window to the rear with fitted blinds overlooking the garden, radiator, TV point and electric ceiling fan.

Bedroom 2
10'6" x 9'8" approx (3.22m x 2.96m approx)
Double glazed window to the rear with fitted blinds, radiator, useful storage cupboard and media points.

Bedroom 3
11'10" x 7'3" approx (3.63m x 2.22m approx)
Double glazed window to the front with fitted blinds and a radiator.

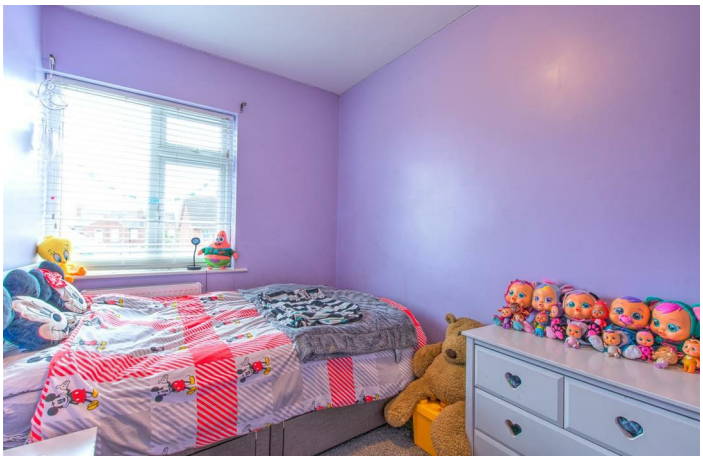
Bedroom 4
8'3" x 7'7" approx (2.53m x 2.33m approx)
Double glazed window to the front with fitted blinds, radiator and media points.

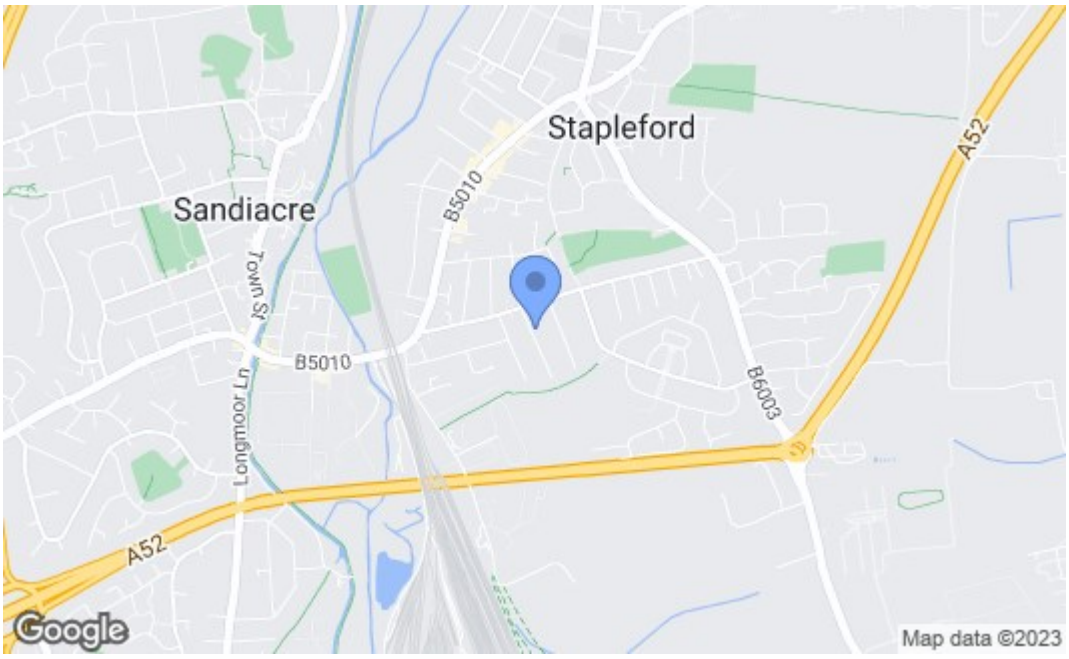
Bathroom
6'6" x 6'3" approx (1.99m x 1.92m approx)
A modern re-fitted three piece suite comprising of a panelled bath with central waterfall style mixer tap and shower attachment over and glass shower screen, wash hand basin with waterfall style mixer tap and decorative tiled splashbacks and push flush w.c. Partially wall tiling, double glazed window to the side and chrome heated ladder towel radiator.

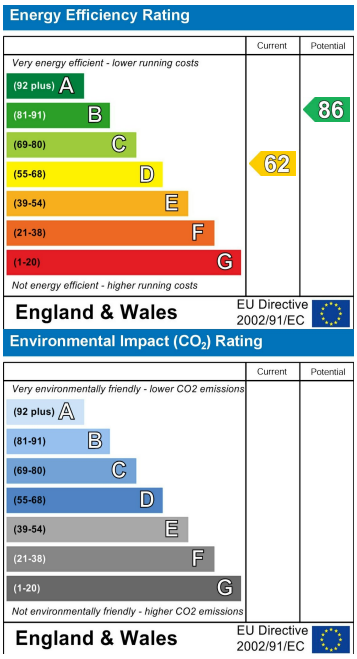
Outside
To the front of the property there are twin wrought iron pedestrian gated entrances, one with a pathway to the front entrance door and the other with a pathway to the side UPVC door which in turn leads down the side of the property to the rear garden. The front garden is designed for ease of maintenance with a dwarf brick boundary wall and decorative slate and white stone. The rear garden is of a good proportion, ideal for young families being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, there is an initial decked entertaining space which in turn leads onto a main central lawn and paved pathway leading to a rear extensive patio area, also ideal for entertaining. Within the rear garden there is external lighting points and water tap as well as UPVC pedestrian side door leading back round to the front.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights and turn right onto Toton Lane. Proceed past the entrance to Fairfield School, over the brow of the hill and take a right hand turn onto Brookhill Street. Descend the hill and taken an eventual left hand turn onto Lime Grove and the property can then be found on the left hand side identified by our for sale board.

Council Tax
Broxtowe Borough Council Band B







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