



Hickings Lane  
Stapleford, Nottingham NG9 8PF

A TRADITIONAL 1930'S DOUBLE HEIGHT  
EXTENDED TO THE REAR BAY FRONTED  
THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £300,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL 1930'S EXTENDED TO THE REAR THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance porch, entrance hallway, front sitting room, rear living room, extended kitchen, conservatory and wet room. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, ample off-street parking and a generous sunny aspect rear garden incorporating an enclosed pet yard, greenhouse and timber storage shed with the benefit of power and lighting.

The property is located within close proximity of excellent nearby schooling for all ages. There is also easy access to ample outdoor space such as Hickings Lane and Ilkeston Road recreational fields, as well as Bramcote Park. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal family home and highly recommend an internal viewing.



## ENTRANCE PORCH

6'5" x 1'11" (1.98 x 0.60)

uPVC double glazed front entrance door set within a decorative archway with double glazed windows surrounding the door, further panel and glazed door into the entrance hall with leaded windows to either side of the door, gas meter cupboard and tile effect flooring.

## HALL

12'7" x 6'5" (3.84 x 1.96)

Radiator, telephone point, staircase rising to the first floor with decorative open spindle balustrade, coving, useful understairs storage cupboard housing the electricity meter, doors to the front sitting room, rear living room and kitchen.

## FRONT LIVING ROOM

13'5" x 10'10" (4.11 x 3.31)

With double glazed bay window to the front with fitted blinds, radiator, decorative coving, matching ceiling rose, dado rail, wall light points, media points, feature Adam-style fire surround incorporating coal fire with back boiler proving the central heating.

## REAR SITTING ROOM

12'11" x 10'10" (3.95 x 3.31)

With Georgian style French doors opening through to the conservatory with matching windows to either side of the door, media points, radiator, coving and fire surround incorporating pebble effect electric fire.

## KITCHEN

18'3" x 7'11" (5.57 x 2.43)

Equipped with a matching range of base and wall storage cupboards with solid granite work surfacing and matching sills incorporating an inset counter level single sink and draining board with central mixer tap. Fitted counter level Neff four ring gas hob with extractor over and oven beneath, integrated dishwasher and washing machine, eye level Neff microwave and space for freestanding full height fridge/freezer. Tile effect flooring, two double glazed windows to the side both with fitted blinds, panel and glazed door to the conservatory.

## CONSERVATORY

18'2" x 8'2" (5.56 x 2.51)

With pitched roof and opening roof windows, double glazed windows to the side and rear majority with fitted blinds, wall light points, dado rail, radiator with display cabinet, double glazed French doors providing access out into the rear garden via the covered pet yard, further door into the wet room.

## WET ROOM

7'11" x 5'10" (2.42 x 1.80)

Three piece suite comprising large walk-in shower cubicle with glass screen, Mira electric shower and floor level drain, push flush WC and wash hand basin with waterfall style mixer tap, double storage drawers beneath, fully tiled walls and floor, electric underfloor heating, chrome heated ladder towel radiator, double glazed window to the rear with fitted blinds, spotlights and extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the side with fitted roller blind, coving,

decorative open spindle balustrade, doors to all bedrooms and bathroom, loft access point to a boarded out, lit and insulated loft space with aluminium pull down loft ladder.

## BEDROOM ONE

13'3" x 10'0" (4.06 x 3.06)

Double glazed bay window to the front with fitted blinds, radiator, coving and fully fitted wardrobes to one wall.

## BEDROOM TWO

12'5" x 9'8" (3.80 x 2.95)

Two double fitted wardrobes with matching overhead storage cupboards, radiator and double glazed window to the rear.

## BEDROOM THREE

7'6" x 6'5" (2.29 x 1.98)

Double glazed window to the rear with fitted roller blind, radiator, laminate flooring and panelling to dado height.

## BATHROOM

7'8" x 6'4" (2.34 x 1.95)

Three piece suite comprising bath with mixer tap and handheld shower attachment, wash hand basin with storage cabinet beneath, push flush WC. Double glazed window to the front with fitted roller blind, airing cupboard over the stairs housing the hot water cylinder, wall tiling and radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point from the road providing access to a tarmac driveway with block paved decorative edging for several cars. There is also a planted front corner flowerbed housing a variety of bushes. Pedestrian access then takes you down the left hand side of the property into the rear garden.

## TO THE REAR

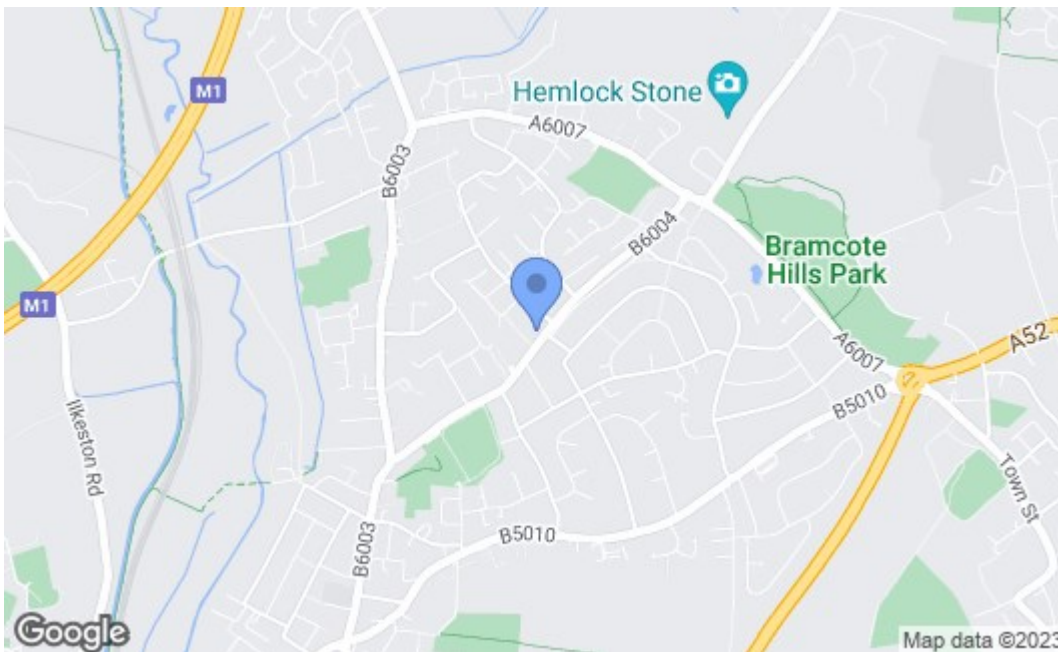
The rear garden is of a fantastic size enjoying a sunny aspect being enclosed by timber fencing to the boundary lines and decorative hedgerow, various lawn sections with planted and shaped flowerbeds housing a wide variety of specimen bushes, shrubs, trees and plants. A pathway provides access to the foot of the plot where a greenhouse and timber storage shed with power and lighting can be found. Within the garden there is also a good sized vegetable patch and curved/shaped pathway for previous disability access into the garden areas and to the back of the property through the French doors into the conservatory. The garden also boasts and covered timber constructed pet yard offering outdoor space for our four legged friends without leading into the garden (if so required).

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Head in the direction of Bramcote and the property can be found on the left hand side identified by our For Sale board. Ref: 8065NH



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.