



Lincoln Close  
Stapleford, Nottingham NG9 8HY

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£195,000 Freehold**



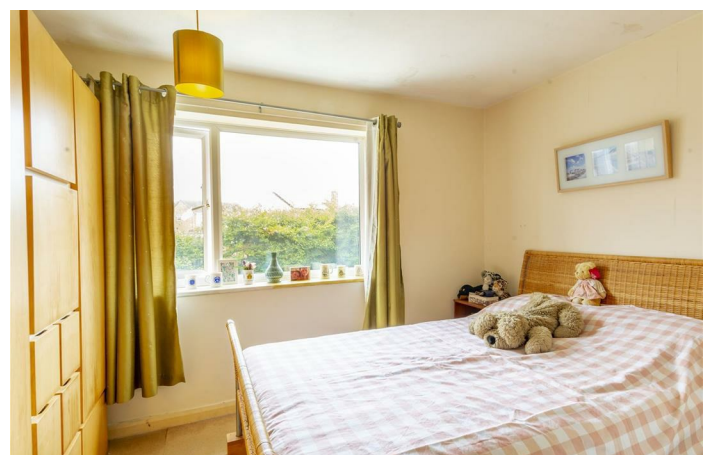
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL POSITIONED THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN THIS POPULAR AND ESTABLISHED YET QUIET RESIDENTIAL CUL DE SAC BENEFITTING FROM BEING AT THE END OF THE CUL DE SAC WITH A GENEROUS OVERALL GARDEN PLOT.

With accommodation over two floors, the ground floor comprises entrance porch, spacious lounge diner, kitchen and conservatory. The first floor landing provides access to three bedrooms, bathroom and separate WC.

Other benefits to the property include off-street parking, integral garage, generous gardens to the side and rear (with potential to further develop or extend subject to the relevant planning and permissions), and double glazing.

The property is in need of general modernisation and improvement. However, the property is priced to reflect such changes and is extremely well positioned for families and first time buyers alike due to the proximity of excellent nearby schooling for all ages, transport links including the A52 and M11, and with easy reach of the nearby town centre and its variety of national and independent retailers.

We believe that the property would be ideal for first time buyers and young families alike, and highly recommend an internal viewing.



### ENTRANCE LOBBY

uPVC and stained glass front entrance door with double glazed windows to either side of the door. Panel door to the through lounge diner.

### LOUNGE DINER

23'7" x 10'10" (7.21 x 3.32)

Dual aspect room with double glazed windows to the front and rear, media points, Adam-style fire surround incorporating coal effect fire, door and turning staircase rising to the first floor, coving and door to kitchen.

### KITCHEN

9'9" x 8'2" (2.98 x 2.49)

Comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks, space for under-counter kitchen appliances, space for cooker, window to the rear (with fitted roller blind) and glazed door to the conservatory. The kitchen ceiling is due to be re-plastered.

### CONSERVATORY

18'7" x 6'3" (5.68 x 1.92)

uPVC and double glazed construction with sloping ceiling and uPVC double glazed exit door to the garden.

### FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms, bathroom and WC. Loft access point and airing cupboard housing the water cylinder and shelving.

### BEDROOM ONE

13'9" x 11'0" (4.21 x 3.36)

Double glazed window to the rear overlooking the rear garden, panel heater.

### BEDROOM TWO

11'1" x 10'1" (3.38 x 3.08)

Double glazed window to the front, Virgin Media point.

### BEDROOM THREE

10'2" x 7'5" (3.11 x 2.28)

Double glazed window to the front.

### BATHROOM

8'2" x 4'8" (2.51 x 1.43)

Two piece suite comprising bath with central mixer tap, handheld shower attachment and wash hand basin with mixer tap and storage cabinet beneath. Partial wall tiling, tiled floor, double glazed window to the rear (with fitted roller blind), tiled windowsill and heated towel radiator.

### SEPARATE WC

4'8" x 3'1" (1.43 x 0.96)

Low flush WC, partial floor tiling, double glazed window to the rear.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking which in turn leads to the integral garage with up and over door and pedestrian access leading through to the rear garden.

### SIDE & REAR GARDENS

Of a generous proportion being enclosed by timber fencing to the boundary line consisting of various lawn sections, decorative gravel chippings and a planted array of mature bushes, shrubs, trees and plants.

### DIRECTIONAL NOTE

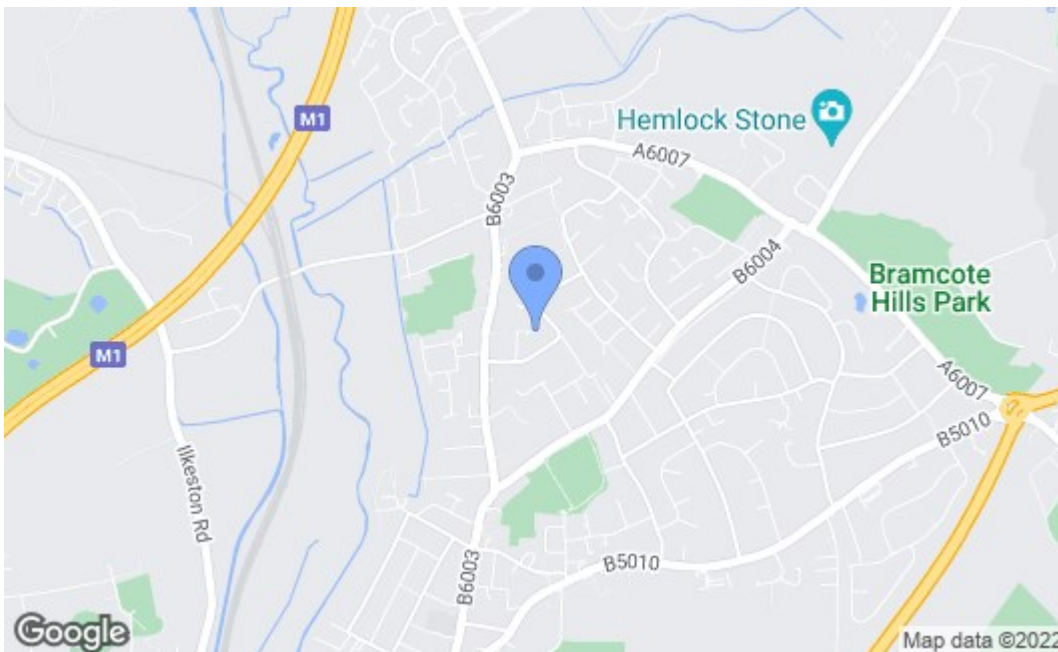
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and continue as if heading in the direction of Trowell. Look for and take an eventual right hand turn onto Kennedy Drive and take the first left into the cul de sac of Lincoln Close. Follow the bend in the road and the property can be found at the head of the cul de sac.

Ref: 7692NH





While every attempt has been made to ensure the accuracy of the floorplan 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			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(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.