Robert Ellis

look no further...







115 Hickings Lane,
Stapleford, Nottingham
NG9 8PG

£265,000 Freehold

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SET BACK FROM THE ROAD CAN BE FOUND THIS EXTENDED THREE BEDROOM DETACHED HOUSE.

This well presented property comes to the market in a ready to move into condition and benefits from a single storey extension to the rear which provides fantastic living space with a dining room to the front elevation, extended lounge, partially boarded ceiling having Velux double glazed windows and French doors opening to the rear garden and the kitchen is also extended. The property also has a second ground floor extension to the front which provides very useful cloakroom/w.c. which was previously a shower room, there is a study, great for those working from home. To the first floor the landing provides access to three bedrooms and modern family bathroom.

Set back from the road with gated block paved forecourt providing parking for several vehicles and the rear garden is attractively landscaped offering a degree of privacy and seclusion with raised decked terrace area, lower garden with further seating area and summerhouse.

Situated in a popular location within walking distance of local amenities including schools, open space and bus routes. The town centre is also within easy reach as is the recently opened Aldi supermarket, for those wishing to commute the area is served by good road networks and ideally placed for Nottingham, Derby and the M1 motorway.

We strongly recommend an early internal viewing to avoid disappointment.





Entrance Porch
Front entrance door and double glazed window with feature original leaded light stained glass door and windows leading to the hallway.

Hallway
Stairs to the first floor, radiator, doors to cloaks/w.c., lounge and kitchen.

Cloaks/w.c.
8'3" x 4'11" approx (2.53m x 1.51m approx)
Two piece suite comprising wash hand basin and low flush w.c. Potential for conversion into shower room. Radiator, port hole double glazed window to the front.

Study
6'6" x 5'0" approx (2m x 1.53m approx)
Hatch to loft area. Radiator, double glazed window.

Lounge
23'1" x 11'0" approx (7.06m x 3.36m approx)
Radiator, double glazed window to the side, two double glazed Velux roof lights and double glazed French doors and side windows leading to the rear garden. Glazed double doors leading to:

Dining Room
12'6" x 11'2" approx (3.83m x 3.41m approx)
Flame effect gas fire and surround, radiator, double glazed bay window to the front.

Kitchen
18'8" x 6'5" increasing to 7'5" approx (5.71m x 1.96m increasing to 2.27m approx)
Fitted range of wall, base and drawer units with work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over, concealed space for under counter fridge and freezer. Concealed space and plumbing for washing machine and dishwasher, breakfast bar. Double glazed windows and door to rear.

First Floor Landing
Doors to bedrooms and bathroom.

Bedroom 1
12'7" x 8'1" (two wardrobes) approx (3.84m x 2.48m (two wardrobes) approx)
Fitted wardrobes to one wall, radiator, double glazed window to the rear.

Bedroom 2
11'1" x 10'0" approx (3.39m x 3.07m approx)
Fitted bedroom furniture including wardrobes, bedside cabinets with drawers and eye level storage cupboards above bed head. Radiator, double glazed window to the front.

Bedroom 3
7'8" x 6'5" approx (2.34m x 1.97m approx)
Double glazed window to the front.

Bathroom
8'0" x 7'10" approx (2.46m x 2.4m approx)
Three piece suite comprising wash hand basin, low flush w.c. and panelled bath with shower screen. Waterfall mixer taps and thermostatic control shower over. Partial tiling to walls, radiator, linen cupboard, double glazed window.

Outside
The property is set back from the road with wrought iron double gates leading to block paved forecourt providing parking for several vehicles. The forecourt is flanked to one side with attractive gravel and shrub bedding. There is gated pedestrian access at the side of the house which leads to a decked area which in turn runs round to the rear of the property where there is a larger raised decked terrace area and decked steps leading to a lower garden with decked pathway running to the foot of the plot where the summerhouse is located. The lower garden is laid to ornamental gravel and flanked with colourful flower and shrub bedding.

Directions
From our Stapleford branch on Derby Road proceed to The Roach traffic lights. Turn left onto Church Street. Follow the road along taking the right fork onto Hickings Lane, continue along the road where the property can be found on the right hand side identified by our 'for sale' board.





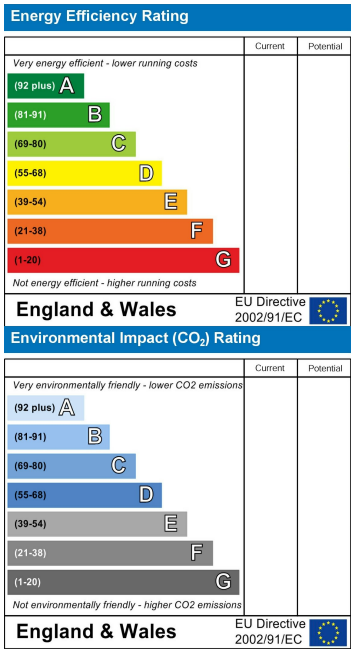




FLOOR PLAN







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.