



**Moorbridge Lane
, Stapleford NG9 8GT**

£240,000 Freehold

A MODERN THREE BEDROOM SEMI
DETACHED HOUSE.



A modern three bedroom semi detached house offered for sale in a ready to move into condition.

This property forms the right hand side of a pair of modern semi detached houses built in a highly regarded residential suburb on the outskirts of Stapleford and close to open countryside. Moorbridge Lane offers good accessibility to the town centre of Stapleford and good road links such as the A52 for Nottingham and Derby, as well as Junction 25 of the M1 motorway for those looking to commute further afield.

A particular feature of this property is the conservatory which has an insulated solid roof enabling this space to be used all year round. It has a fantastic aspect over the rear garden beyond which are open grazing fields.

The property enjoys a good standard of internal fixture and fitment with gas fired central heating served from a combination boiler and double glazed windows throughout.

The accommodation comprises entrance hall with archway through to a modern kitchen, as well as a generous living room with a conservatory beyond. To the first floor, the landing provides access to three well proportioned bedrooms and a modern shower room/WC.

The property benefits from off-street parking with attractive wrought iron gates creating more off-street parking at the side of the house. The rear garden is a generous size, attractively landscaped with ease of maintenance in mind and wrought iron railings to the rear boundary to fully enhance the aspect onto the fields beyond.

We believe this property is ideal for first time buyers, young families and those looking to downsize.

An internal viewing is recommended.



HALLWAY

Front entrance door, radiator, stairs to the first floor, door to lounge and archway to kitchen.

KITCHEN

13'3" x 7'4" (4.06 x 2.26)

Modern range of fitted wall, base and drawer units with contrasting rolled edge 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, cupboard housing gas combination boiler (installed in September 2022 with a 10 year warranty). Double glazed window to the front.

LOUNGE

13'11" x 12'7" (4.25 x 3.86)

Radiator and double glazed French doors opening to the conservatory.

CONSERVATORY

12'5" x 9'6" (3.8 x 2.9)

With an insulated solid roof, uPVC double glazed windows and French doors opening to the rear garden.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and shower room.

BEDROOM ONE

10'8" x 8'10" (3.27 x 2.7)

Built-in wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

9'9" x 7'1" (2.98 x 2.17)

Radiator and double glazed window to the rear.

BEDROOM THREE

6'4" x 6'6" increasing to 9'8" (1.95 x 1.99 increasing to 2.97)

Radiator and double glazed window to the rear.

SHOWER ROOM

7'2" x 7'1" (2.20 x 2.17)

Modern three piece suite comprising pedestal wash hand basin, low flush WC and corner shower cubicle with thermostatically controlled shower. Partially tiled walls, heated towel rail and double glazed window.

OUTSIDE

The property is set back from the road with an attractive frontage, dwarf wall boundaries to the front and side, and gravelled garden. There are wrought iron double gates opening to a driveway providing off-street parking. There are further wrought iron gates at the side of the house providing additional hard standing and leading to the rear garden. The rear garden is attractively landscaped with ease of maintenance in mind having a feature patio area beyond the conservatory. The main garden is then laid to ornamental pebbles with colourful flower and shrub bedding. Fencing provides boundaries to both side and the rear boundary has feature wrought iron railings and gate designed to enjoy uninterrupted views over the adjacent fields.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.