



Lincoln Close  
Stapleford, Nottingham NG9 8HY

**£290,000 Freehold**

AN EXCEPTIONAL EXAMPLE OF A THREE  
DOUBLE BEDROOM TOTALLY RENOVATED  
SEMI DETACHED HOUSE.



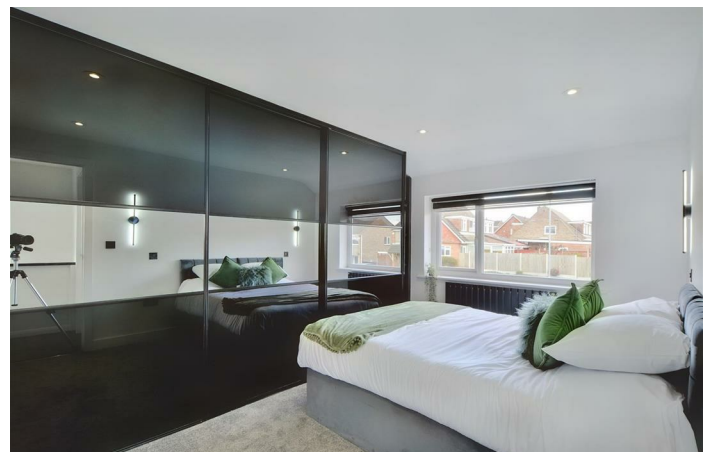
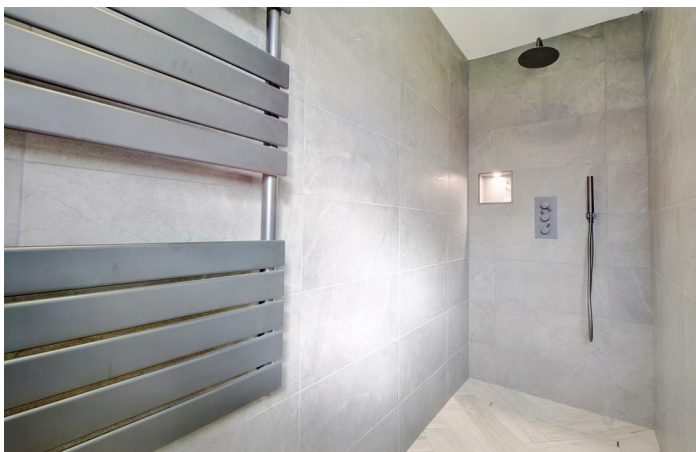
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS TRULY EXCEPTIONAL EXAMPLE OF A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR, QUIET, YET ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, lounge, dining kitchen, dining room, lobby and shower room. The first floor landing provides access to three double bedrooms and a modern bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, landscaped gardens, feature lighting, media wall with inset log flame effect fire, sleek high quality fitted kitchen and bathroom, bi-fold doors opening out to the landscaped garden, whilst also being conveniently located in close proximity of excellent nearby schooling for all ages, transport links, shopping facilities and nearby amenities.

Transport links nearby include the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would certainly make an ideal family home that is ready to move into and as the area is well served by schools for all ages and fantastic outdoor space, the property is well worth an internal viewing.



### ENTRANCE PORCH

5'10" x 5'9" (1.79 x 1.76)

uPVC panel and double glazed side entrance door, double glazed windows to both the front and side, spotlight, panel and glazed door to the entrance hall.

### ENTRANCE HALL

5'4" x 2'9" (1.65 x 0.85)

Staircase rising to the first floor, LED spotlight, panel and glazed door to the lounge.

### LOUNGE

13'6" x 12'10" (4.12 x 3.92)

Double glazed window to the front (with fitted roller blind), inset ceiling LED lights, media wall incorporating TV area, fixed shelving to either side and feature log effect fire. Media points, modern radiator, useful understairs storage cupboard and feature top lighting. Opening through to the dining kitchen.

### DINING KITCHEN

16'7" x 10'8" (5.06 x 3.27)

Equipped with high quality sleek range of fitted base and wall storage cupboards with square edge work surfacing incorporating single sink and draining board with central mixer tap (boiling hot water kettle tap). Integrated eye level double oven and combination microwave, in-built fridge and freezer, useful high storage cupboard, integrated washing machine, central island unit which incorporates a five ring gas hob with feature extractor canopy over, counter-level wireless phone charging point with popup kitchen sockets, double glazed window to the rear, fixed shelving, LED spotlights, vertical radiator, matching breakfast bar with space for three bar stools, herringbone style porcelain tiled flooring with underfloor heating, and opening through to the dining room.

### DINING ROOM

9'11" x 8'1" (3.03 x 2.48)

Matching herringbone style porcelain tiled flooring with underfloor heating to the kitchen, fully opening bi-fold doors with inset Perfect Fit blinds opening out to the landscaped patio, LED spotlights, vertical radiator, glazed ceiling lantern and opening through to the rear lobby.

### REAR LOBBY

6'6" x 3'6" (2.00 x 1.08)

uPVC panel and double glazed exit door to outside, matching to the dining room herringbone style porcelain tiled flooring with underfloor heating, LED spotlights and door to ground floor shower room.

### GROUND FLOOR SHOWER ROOM

9'7" x 8'11" (2.93 x 2.72)

Walk-in shower area with hidden pipe gravity fed shower system with additional handheld shower attachment, feature inset bathroom shelving with spotlight, mirror with in-built bluetooth speakers, dual wash hand basin with mixer tap and hidden cistern push flush WC, matching to the kitchen and dining room herringbone style porcelain tiled flooring with underfloor heating, electrically operated towel radiator, partial wall tiling, sensor spotlighting and extractor fan, LED spotlights and double glazed window to the rear.

### FIRST FLOOR LANDING

Offers doors to all bedrooms and sliding space saving door to bathroom, double glazed window to the side, loft access point and LED spotlights.

### BEDROOM ONE

13'6" x 7'6" (4.12 x 2.31)

Double glazed window to the front (with fitted blind), radiator, bedside wall lights, LED spotlights and fully fitted to one wall sliding door wardrobes and useful full height shelving. Central sockets and lights within the wardrobes.

### BEDROOM TWO

11'3" x 9'10" (3.44 x 3.00)

Double glazed window to the rear (with fitted blinds), radiator, bedside wall lights, media points, fitted wardrobe with shelving and hanging rail (a choice of wardrobe drawer fronts is available by negotiation with the Vendor), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) and ceiling LED spotlights.

### BEDROOM THREE

9'8" x 6'4" (2.96 x 1.95)

Double glazed window to the rear (with fitted blind), radiator and ceiling LED spotlights.

### BATHROOM

6'2" x 6'2" (1.89 x 1.89)

Modern white three piece suite comprising tiled-in bath with waterfall style mixer tap, wash hand basin with mixer tap and push flush WC. Fully tiled walls and floor, sensor spotlights and extractor fan, wall hung ladder style towel radiator, shaver point and double glazed window to the rear.

### OUTSIDE

To the front of the property there is a white gravel stone blocked paved edged driveway providing off-street parking which leads down the left hand side of the property into the rear garden. The front also incorporates a front garden lawn and hedgerow to the boundary line. External lighting points and open access down the left hand side of the property into the rear garden.

### REAR GARDEN

Offers a continuation of the white gravel stone driveway from the front into the landscaped rear garden incorporating a large paved patio area (ideal for entertaining), bi-fold doors access into the dining room, uPVC panel and double glazed back door into the rear lobby. The patio continues to an "L" shaped lawn section and an enclosed boundary line by fencing and hedgerows to the boundary line incorporating further decorative white stone gravel chippings. External lighting points.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Take a left turn onto Church Street and proceed to the bend in the road and veer left onto Pasture Road. Take a right hand turn onto Kennedy Drive and take a left turn onto Lincoln Close. The property can then be found on the left hand side, identified by our For Sale board.

Ref: 7926NH

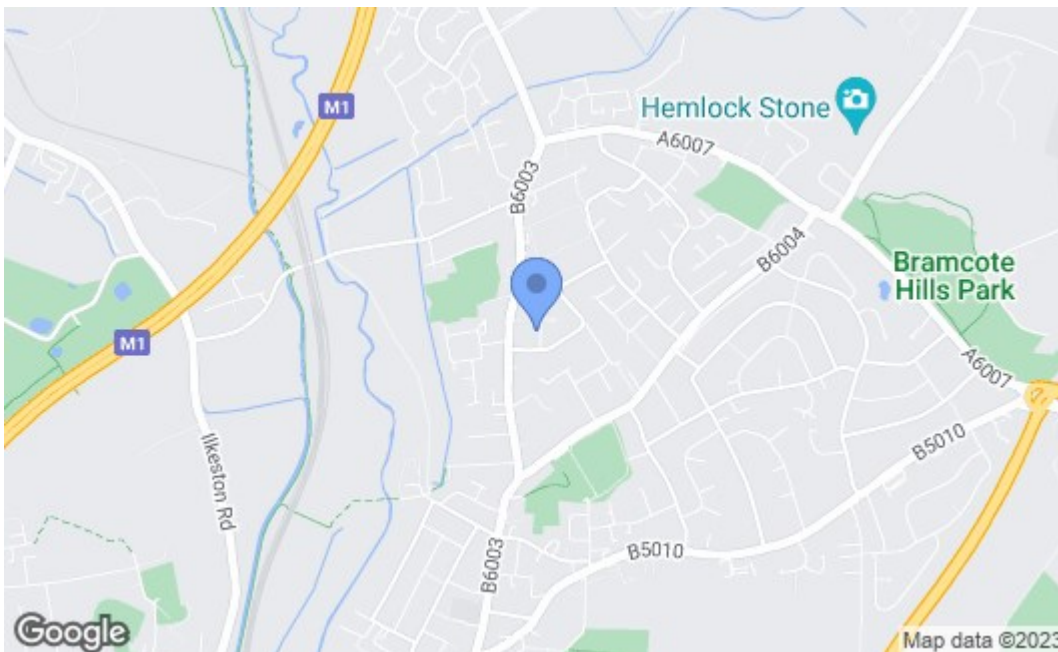
### AGENT'S NOTE

Some of the furniture within the property could also be included by separate negotiation if anyone is looking for an almost fully furnished ready to move into home.





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(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>		Current	Potential
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.