Robert Ellis

look no further. . .

Lime Grove
Stapleford, Nottingham NG9 7GF

A TWO/THREE BEDROOM DETACHED CHALET-STYLE HOUSE/BUNGALOW.

£255,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL LOOKED AFTER TWO/THREE BEDROOM, TWO STOREY DETACHED CHALET-STYLE HOUSE/BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway with turning staircase to the first floor, ground floor shower room, ground floor bedroom, useful storage cupboard off the hallway, spacious living room, kitchen and garden room. The first floor landing then provides access to two further double bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached pitched roof garage, enclosed garden to the rear.

The property is located within this highly favourable residential catchment location which is within easy reach of excellent nearby schooling for all ages (if required) such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services within Stapleford town centre. For those needing to commute, there are good access 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.

Although requiring a degree of upgrading or modernisation in places, the property has been well looked after and would certainly suit that of a variety of different buying types such as families or those looking to downsize to something smaller within the area. We highly recommend an internal viewing.

SIDE ENTRANCE HALLWAY
8'11" x 6'11" (2.72 x 2.11)
Side uPVC panel and double glazed entrance door with full height double glazed window to the side of the door, turning staircase to the first floor with decorative open spindle balustrade, useful understairs storage cupboard housing the electricity meter, radiator. Doors to shower room, kitchen, living room and bedroom.

LOUNGE
18'11" x 9'5" (5.79 x 2.89)
Double glazed bow window to the front (with fitted blinds and deep windowsill), two radiator, coving, decorative ceiling rose, media points, Adam-style fire surround with marble insert and hearth housing a coal effect fire.

BREAKFAST KITCHEN
13'3" x 10'5" (4.05 x 3.19)
The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap, freestanding space for full height fridge/freezer and cooker, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), display shelving, glass fronted crockery cupboards, extractor fan above the cooker space, radiator, double glazed window to the rear (with fitted roller blind), space for table and chairs, uPVC panel and double glazed exit door to garden room.

GARDEN ROOM/UTILITY
9'10" x 6'0" (3.00 x 1.85)
Dwarf brick base with uPVC double glazed windows to both side and rear, sloping polycarbonate roof, uPVC panel and double glazed exit door to outside, tiled floor, power points, plumbing space for the washing machine.

GROUND FLOOR BEDROOM
10'3" x 8'11" (3.14 x 2.73)
Double glazed window to the front, radiator, fitted double storage cupboard.

GROUND FLOOR SHOWER ROOM
7'8" x 6'3" (2.35 x 1.93)
Three piece suite comprising larger than average corner shower cubicle with Mira Sprint electric shower and sliding together glass shower screen doors, hidden cistern push flush WC, wash hand basin with central swan neck mixer tap and useful storage cabinets beneath. Fully tiled walls (other than the shower area), double glazed window to the rear (with fitted roller blind), radiator, wall mounted mirror fronted bathroom cabinet.

FIRST FLOOR LANDING
With useful storage wardrobes (fitted to one wall), useful walk-in closet with shelving. Doors to both bedrooms.

FRONT BEDROOM
10'11" x 9'3" (3.33 x 2.84)
Double glazed window to the front, radiator, a range of fitted bedroom furniture including wardrobes, drawers and storage cupboards.

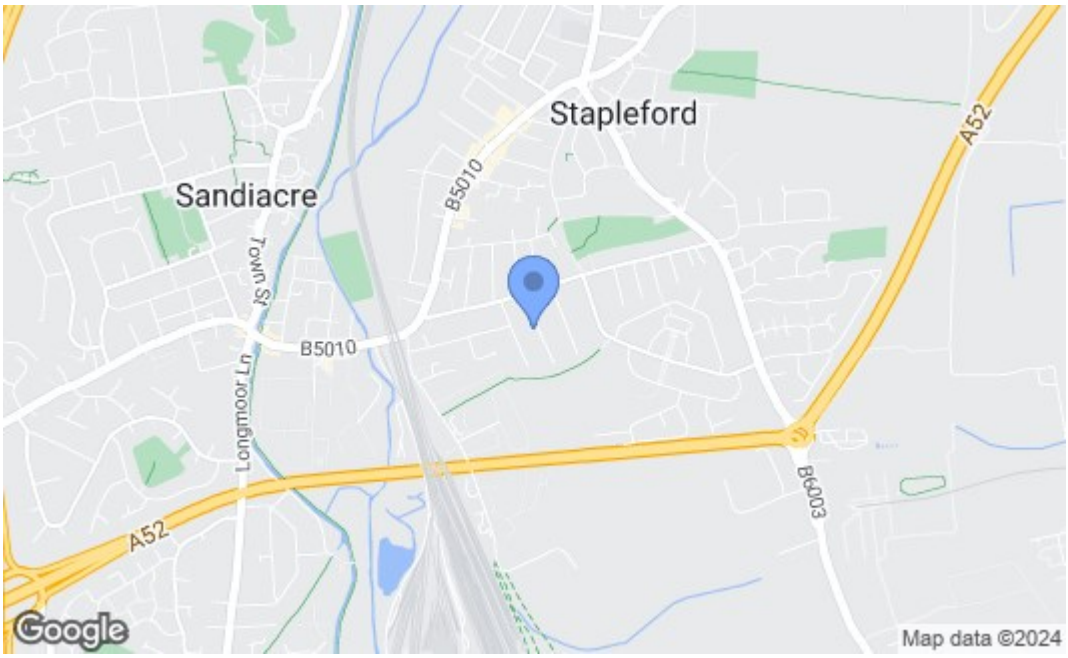
BACK BEDROOM
11'0" x 9'3" (3.36 x 2.83)
Double glazed window to the rear overlooking the rear garden, radiator.

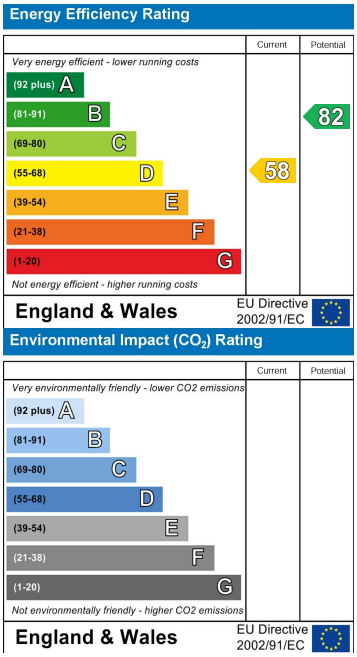
OUTSIDE
To the front of the property there are double gates beyond a lowered kerb entry point to a driveway which provides off-street parking and leads down the right hand side of the property to the pitched roof detached garage. The front garden has a dwarf brick boundary wall with decorative railings. The front garden is designed for straightforward maintenance being predominantly gravel with planted borders housing a variety of specimen bushes and shrubbery.

TO THE REAR
The rear garden is of a good proportion overall, being enclosed by timber fencing to the boundary line with a lawn section, paved pathway and patio areas, well stocked borders and flowerbeds housing a variety of bushes, shrubs, trees and plants. There is a timber storage shed situated to the foot of the plot, as well as an external lighting point and water tap. Gated access to the driveway and personal access door to the garage.

PITCHED ROOF GARAGE
Up and over door to the front, double glazed window to the side, personal access side door, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Office, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill (passing the entrance to Fairfield School) and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Lime Grove. The property can be found a little further along on the right hand side, identified by our For Sale board. Ref: 8297NH





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044