



Linden Grove  
Stapleford, Nottingham NG9 7GQ

A BAY FRONTED EXTENDED AND OPEN  
PLAN TWO BEDROOM SEMI DETACHED  
HOUSE.

**£199,995 Freehold**



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS ADAPTED AND EXTENDED TO THE REAR BAY FRONT TWO BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, bay fronted living room, fantastic open plan "L" shaped family dining kitchen and conservatory. The first floor landing provides access to two bedrooms (the front bedroom with en-suite toilet facilities) and family bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space with useful large timber storage shed occupying the full width of the rear of the plot.

The property sits favourably within this quiet yet established residential cul de sac location within close proximity of excellent nearby schools for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would ideally suit a first time buyer or young family alike and highly recommend an internal viewing.



#### ENTRANCE PORCH

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

uPVC double glazed construction with double glazed windows to either side and uPVC panel and glazed front entrance door. Further uPVC panel and double glazed door to the hallway.

#### ENTRANCE HALL

3'4" x 3'1" (1.04 x 0.95)

Staircase rising to the first floor and door to lounge.

#### BAY FRONTED LOUNGE

12'7" x 12'4" (3.84 x 3.77)

Double glazed bay window to the front (with fitted roller blinds), media points, radiator and opening through to the dining area.

#### DINING SPACE

11'5" x 8'10" (3.50 x 2.70)

Incorporating now an open plan space to the kitchen with ample space for dining table and chairs, wall mounted meter storage box, opening back through to the living room and double glazed French doors opening out to the conservatory.

#### KITCHEN AREA

17'3" x 6'7" (5.27 x 2.03)

Equipped with a matching range of fitted base and wall storage cupboards with granite effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative 'matching to the counter top' splashboards, inset counter-level four ring hob with extractor over, decorative glass splashboard, integrate eye level double oven/combination grill and microwave, in-built dishwasher, free standing space for large or American-style fridge/freezer, under-cabinet lighting, double glazed window to the rear, uPVC panel and double glazed exit door to the garden and radiator.

#### CONSERVATORY

8'9" x 7'5" (2.69 x 2.27)

uPVC double glazed construction with double glazed French doors opening out to the rear garden, a range of fitted blinds, radiator and tiled floor.

#### FIRST FLOOR LANDING

Double glazed window to the side, radiator and loft access point to an insulated loft space. Doors to both bedrooms and bathroom.

#### FRONT BEDROOM

12'4" x 10'11" (3.78 x 3.34)

Double glazed window to the front (with fitted roller blind), radiator and door to en-suite.

#### EN-SUITE WC

3'11" x 2'8" (1.21 x 0.82)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cupboard beneath. Double glazed window to the front (with fitted roller blind) and tiled floor.

#### BEDROOM TWO

11'5" x 8'11" (3.49 x 2.73)

Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator and a range of fitted bedroom furniture including wardrobes, drawers and overhead storage cupboards.

#### BATHROOM

8'0" x 6'4" (2.45 x 1.94)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap and storage cabinets beneath, and hidden cistern push flush WC. Fully tiled walls, double glazed window to the rear, chrome heated ladder towel radiator and extractor fan.

#### OUTSIDE

To the front there is a paved pathway to front entrance door, pedestrian gated access leading around the rear and dwarf brick boundary wall.

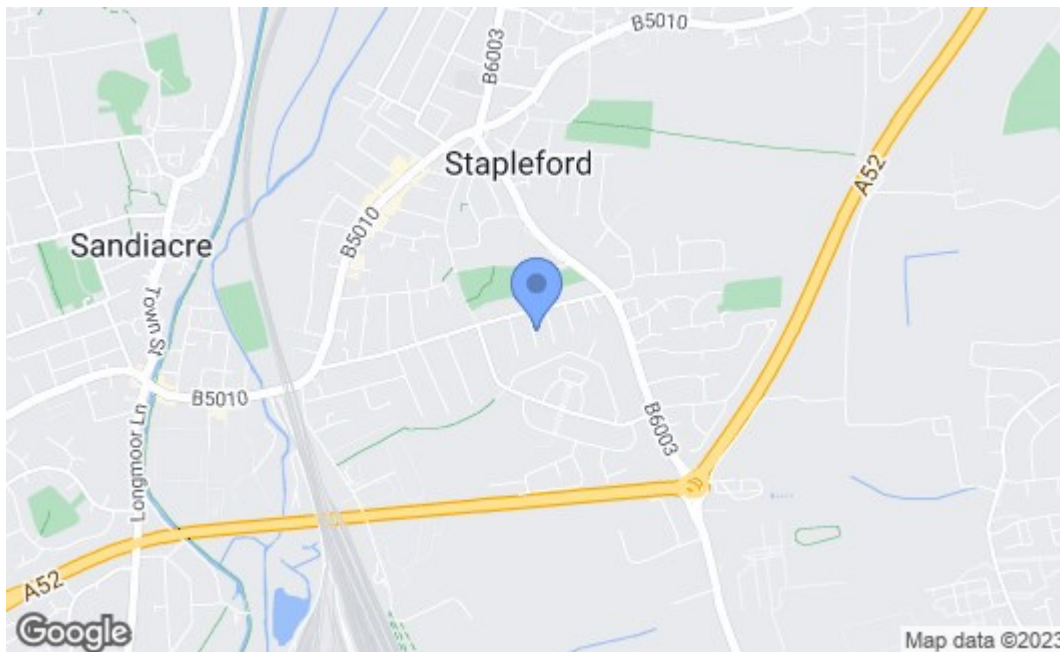
#### REAR GARDEN

Enclosed by timber fencing to the boundary lines with pedestrian gated access leading back around to the front. Within the garden, there is an outside water tap and security light point. The garden is designed for relatively straight forward maintenance being paved (ideal for entertaining) with a full width timber storage shed occupying the rear of the plot which also has the benefit of power and lighting.

#### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take the next right onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Linden Grove and the property can then be found identified on the left hand side by the For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.