Robert Ellis

look no further. . .

Lancaster Avenue
Stapleford, Nottingham NG9 7HH

A TRADITIONAL WESTERMAN CONSTRUCTION DOUBLE HEIGHT BAY FRONTED DETACHED FAMILY HOUSE SITUATED IN THIS QUIET CUL DE SAC LOCATION.

£279,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WESTERMAN CONSTRUCTED, DOUBLE HEIGHT BAY FRONTED, TRADITIONAL THREE BEDROOM DETACHED FAMILY HOUSE, POSITIONED QUIETLY IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CUL DE SAC WITHIN EASY REACH OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted spacious through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, detached garage with power and lighting (reconstructed only a few years ago) and a generous and deceptive garden space to the rear.

There are also fantastic far reaching views from the first floor bay window crossing Stapleford, Sandiacre over towards Stanton and beyond. The property offers easy access to a range of nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust.

For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.

OPEN PORCH
Decorative brick archway with access to the composite and double glazed front entrance door.

ENTRANCE HALL
13'3" x 6'11" (4.05 x 2.13)
Composite and double glazed front entrance door with double glazed windows surrounding the door, radiator, luxury vinyl flooring, staircase to first floor with open spindle decorative balustrade, useful under stairs storage cupboard with meters and double glazed window to the side. Doors to through lounge and kitchen.

THROUGH LOUNGE/DINER
27'3" x 11'10" (8.32 x 3.63)
Double glazed bay window to the front, uPVC panel and double glazed French doors opening out to the rear garden with double glazed full height windows to either side of the door, wall light points, decorative coving and ceiling rose, two radiators, serving hatch back through to the kitchen, media points, luxury vinyl flooring and inset to the chimney breast gas fire.

KITCHEN
12'5" x 9'8" (3.79 x 2.95)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and mixer tap. Fitted counter-level four ring gas hob with extractor over, integrated eye-level oven and grill, glass fronted display crockery cabinets, double glazed windows to the side and rear (both with fitted blinds), composite and double glazed exit door to outside, radiator, coving, spotlights, tiled floor, wine rack, plumbing for washing machine, serving hatch to dining area and wall mounted Baxi gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Decorative open spindle balustrade, double glazed window to the side, doors to all bedrooms and bathroom, useful storage cupboard with shelving and access to the loft space via pulldown loft ladders to which the loft is majority boarded, insulated and lit.

BEDROOM ONE
14'4" x 11'10" (4.39 x 3.62)
Radiator, double glazed bay window to the front offering fantastic far reaching views beyond Stapleford towards Sandiacre and Stanton.

BEDROOM TWO
12'11" x 11'11" (3.94 x 3.65)
Double glazed window to the rear overlooking the rear garden, radiator, coving and laminate flooring.

BEDROOM THREE
8'3" x 6'10" (2.52 x 2.10)
Double glazed window to the front (with fitted blinds), radiator and laminate flooring.

BATHROOM
8'8" x 6'10" (2.66 x 2.09)
A white four piece suite comprising corner bath with bath seat, Victorian style mixer tap and handheld shower attachment, corner shower cubicle with Mira Sport electric shower, low flush WC and wash hand basin. Double glazed windows to the side and rear (the rear with fitted Roman blind), inset ceiling spotlights, wall mounted mirror fronted bathroom cabinet, partial wall tiling and radiator.

OUTSIDE
To the front, the property offers a raised driveway leading down the right hand side of the boundary line offering off-street parking for two/three vehicles, in turn leading to the detached recently reconstructed garage and pedestrian gate into the rear garden. The front garden is raised with decorative slate chippings housing a variety of bushes and shrubbery. There is then stepped access rising to the open porch and front entrance door.

REAR GARDEN
Deceptively spacious garden enclosed by timber fencing to the boundary line, extensive shaped lawn surrounded by planted borders and rockery housing a variety of decorative gravel stones, good size paved patio area (ideal for entertaining) which in turn leads up via stepped access to a further decked seating/entertaining space. Within the garden there is an external power supply, water tap, lighting point, and a garden shed. Pedestrian access leading back to the front.

DETACHED GARAGE
16'4" x 8'2" (5 x 2.5)
Reconstructed in more recent times with up and over door to the front, power and lighting points. Double glazed window at the side and personal access side garage door.

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 a left hand turn onto Blake Road. Follow the bend in the road and continue along Blake Road to the turning of Windsor Street, take the second left into the cul de sac of Lancaster Avenue. The property can then be found towards the head of the cul de sac, tucked away in the left hand corner identified by our For Sale board.

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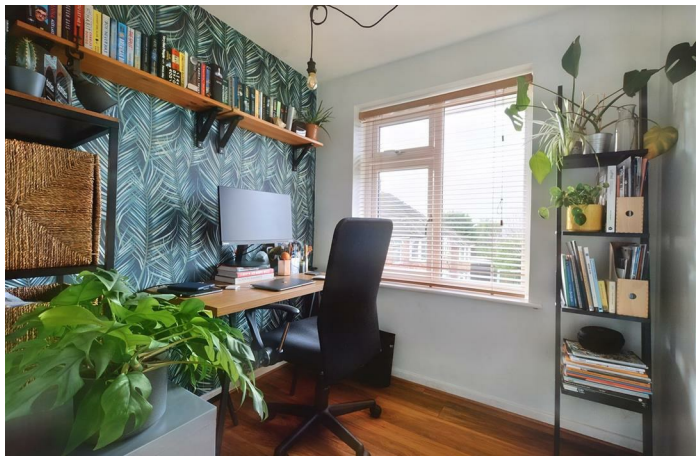

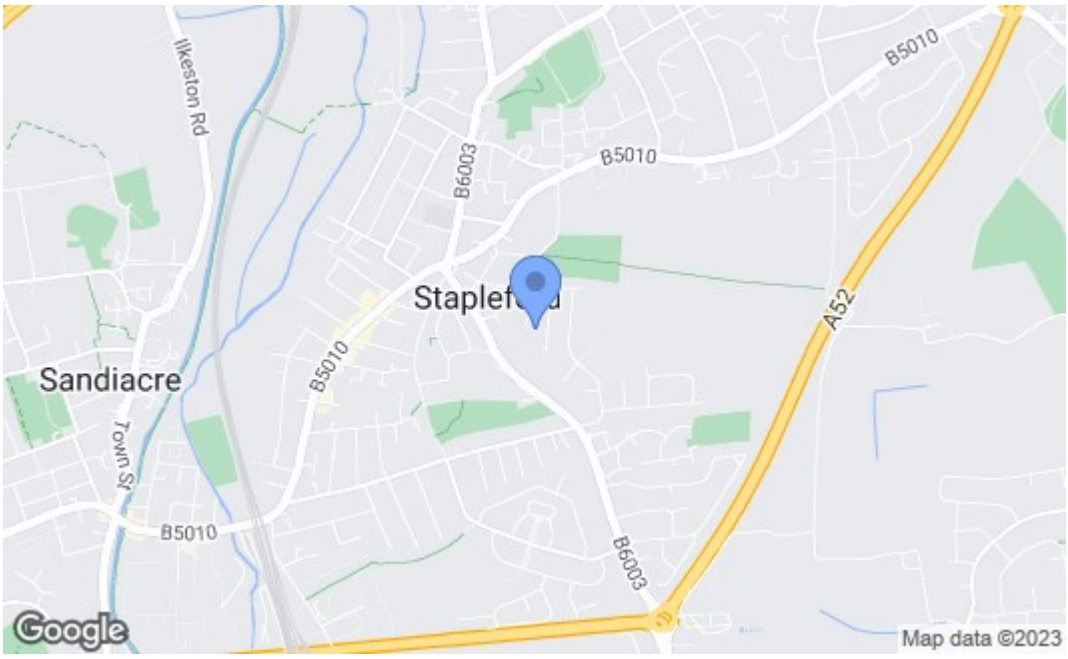

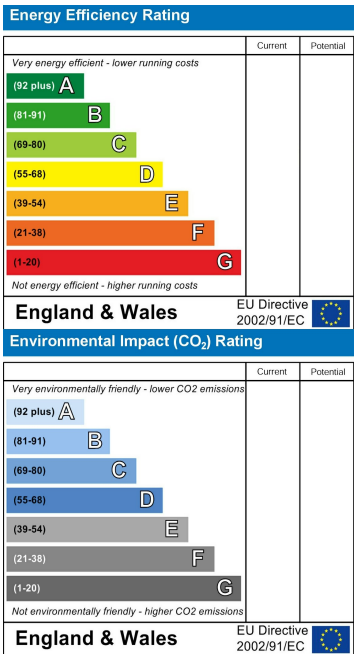

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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