



Lancaster Avenue  
Stapleford, Nottingham NG9 7HH

**Offers Over £220,000 Freehold**

AN EXTENDED AND WELL PRESENTED  
TWO BEDROOM DETACHED BUNGALOW  
POSITIONED IN A QUIET AND  
ESTABLISHED CUL DE SAC LOCATION.





OFFERED FOR SALE CHAIN FREE - ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED TWO BEDROOM DETACHED BUNGALOW, SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL QUIET CUL DE SAC WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation on one level comprising an "L" shaped entrance hallway, two bedrooms to the front, spacious lounge and extension dining area, kitchen and shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, front and rear gardens, and detached garage to the rear.

There is a small extension beyond the lounge which has been reversed and is now situated to the front of the property and offers a useful additional dining area to the living room with French doors opening out to the low maintenance rear garden.

Lancaster Avenue is a quiet cul de sac situated a short walk away from Stapleford town centre which offers a variety of shops and facilities, as well as easy access to excellent nearby schooling and fantastic regular public and private transport links to and from the area such as the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

The property would ideally suit those looking to downsize and reside in a single level property, yet remain close to the conveniences of the town centre.

We highly recommend an internal viewing.



## 'L' SHAPED ENTRANCE HALLWAY

11'1" x 7'2" (3.4 x 2.2)

UPVC panel and double glazed entrance door (with fitted Roman blind), laminate flooring, radiator, coving, LED spotlights, telephone point, security intercom system, alarm control panel and access to the loft space via a pull-down ladder to a lit and insulated loft space with power points.

## LOUNGE

17'8" x 10'11" (5.4 x 3.33)

Situated to the rear of the property, unlike others locally, benefiting from an Adam style fire surround with marble inset and hearth housing coal effect fire, laminate flooring, radiator, t.v. point, coving, spotlights, opening through to:

## DINING AREA/SITTING ROOM

9'7" x 4'11" (2.94 x 1.5)

UPVC double glazed French doors opening out to the rear garden (with fitted blinds), additional double glazed window to the side (with fitted blinds), wall light points, radiator, coving and laminate flooring.

## KITCHEN

9'10" x 8'10" (3 x 2.71)

Comprising a range of matching handleless base and wall storage cupboards with granite effect roll top work surfaces. Inset single sink and drainer with central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, boiler cupboard housing the Worcester Bosch gas fired central heating combination boiler (for central heating and hot water.) Double glazed window to the rear (with fitted blinds), UPVC panel and double glazed door to outside (with fitted Roman blind), tiled floor and radiator.

## BEDROOM 1

12'11" x 10'6" (3.96 x 3.22)

Double glazed window to the front (with fitted blinds), coving, spotlights, laminate flooring, radiator and a range of fitted double wardrobes. Chrome plated power points with inset USB port and telephone point.

## BEDROOM 2

9'5" x 8'11" (2.89 x 2.73)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, coving and spotlights.

## SHOWER ROOM

6'6" x 5'4" (2 x 1.64)

Modern white three piece suite comprising corner shower cubicle with mains shower and additional hand-held shower attachment, push-flush WC, extractor fan, wash hand basin with central mixer tap and double storage cupboard beneath. Fully tiled walls and floor, radiator, additional chrome heated towel-style radiator, mirror fronted bathroom cabinet, spotlights and double glazed window to the side (with fitted blinds).

## OUTSIDE

To the front there is a walled-in garden with a range of decorative coloured chippings. Double gates to driveway providing ample off-street parking with double security lockable gates leading to the rear part of the garden and the detached garage. To the rear is an enclosed garden benefiting from a paved patio area, ideal for entertaining, with double French doors providing access into the dining area and UPVC door back to the kitchen. The garden incorporates decorative chippings and rockery, external lighting point and water tap.

## DETACHED GARAGE

Double opening doors to the front. To the rear of the garage there is a door to a useful storage space.

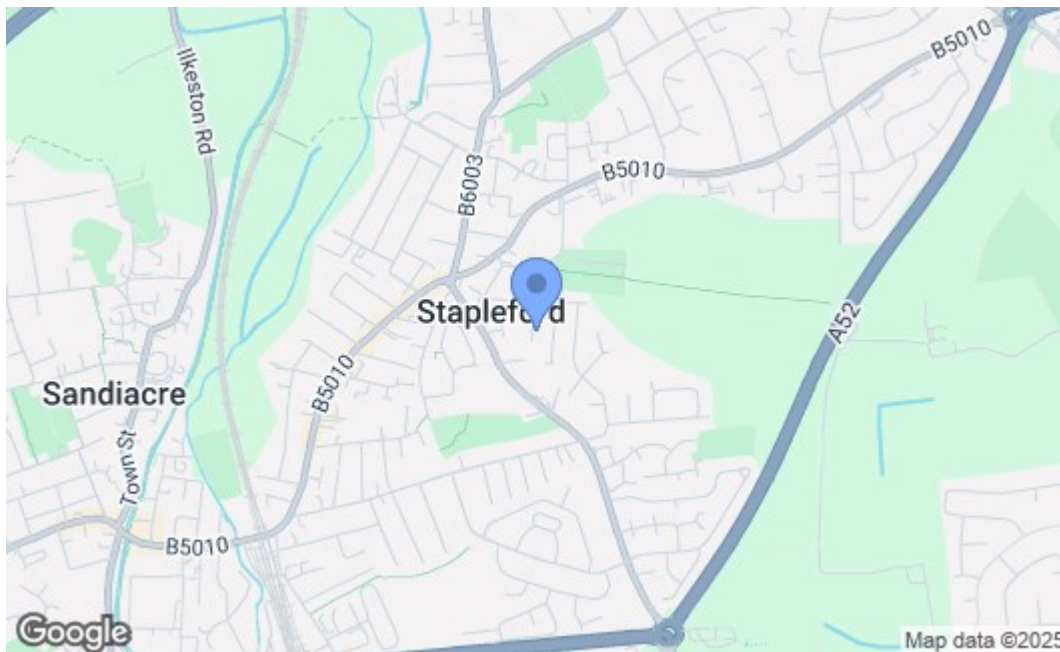
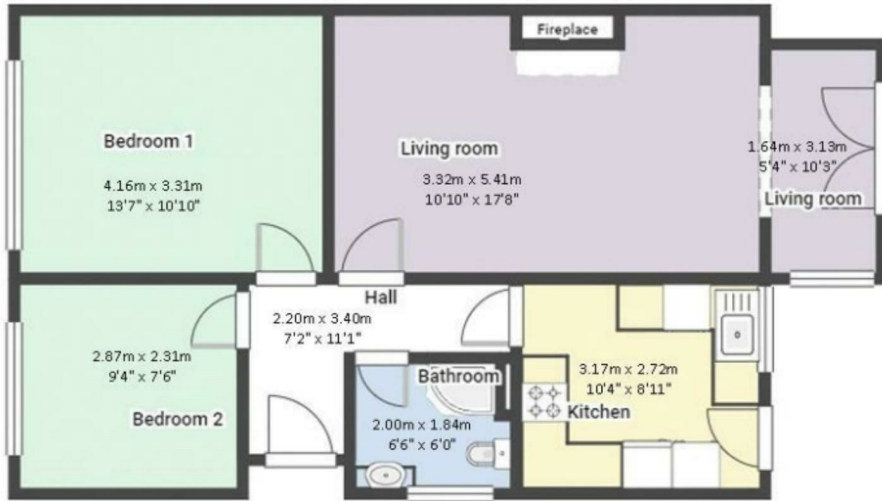
## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights. Turn right onto Toton Lane and proceed past the entrance to Fairfield School, turning left after the brow of the hill onto Blake Road. Follow the bend in the road to the left and continue along Blake Road, reaching the junction with Windsor Street. Turn left onto Windsor Street and take the second left onto Lancaster Avenue. The property can then be found on the left hand side.

Ref:8794nh







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(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.