



Hickings Lane  
Stapleford, Nottingham NG9 8PF

A THREE BEDROOM DETACHED FAMILY  
HOUSE.

**£325,000 Freehold**





Set back from the road on a generous plot can be found this individually built traditional three bedroom detached family house.

This well cared for, spacious property benefits from gas fired central heating and double glazing. The accommodation comprises to the ground floor entrance hall, two reception rooms, the living room giving access to a double glazed conservatory, and fitted kitchen. There is a useful ground floor shower room/WC. The first floor landing gives access to three generous bedrooms with two large doubles and a small double/generous single bedroom. The family bathroom completes the accommodation.

Situated within a popular residential suburb and set back from the road with a generous frontage which provides for a garden and parking for several vehicles to a tandem, double length, brick built garage. The rear gardens are of a good size and attractively landscaped with lawn and mature trees and evergreen shrubs to enhance privacy.

A great location for families and commuters alike, as schools for all ages are within easy reach, as is open space and playing fields (with Hickings Lane recreation ground being close by), as well as Bramcote Hills park and leisure centre. The property is on a regular bus route, close to the town centre of Stapleford and a short drive to the A52 for Nottingham/Derby and Junction 25 of the M1 motorway for further afield.

Due to the current shortage of such properties, we strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE PORCH

Double glazed window and front entrance door, with further door to hallway.

## HALLWAY

Doors to all ground floor rooms, dogleg staircase with double glazed window leading to the first floor.

## LIVING ROOM

15'6" x 12'4" (4.73 x 3.78)

Living flame gas fire and surround, radiator, double glazed window to the front, double glazed patio door to the conservatory.

## CONSERVATORY

11'5" x 12'11" (3.49 x 3.94)

Sealed unit double glazed windows and hardwood frames, brick dwarf wall, light and power, French doors to the rear garden and door to the garage.

## DINING ROOM

12'10" x 11'10" (3.92 x 3.62)

Spacious reception room that could be equally used as a sitting room, playroom, snug, etc. Radiator, double glazed windows to the front.

## KITCHEN

10'9" x 9'4" (3.28 x 2.85)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Electric 'Rangemaster' range-style cooker. Space for washing machine and dishwasher. Integrated fridge and freezer. Cupboard housing gas boiler (for central heating and hot water). Double glazed window to the rear.

## SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle with electric shower.

## FIRST FLOOR LANDING

Double glazed windows, doors to bedrooms and bathroom.

## BEDROOM ONE

15'6" x 12'4" (4.73 x 3.76)

Fitted bedroom furniture, including wardrobes, dressing table, bedside cabinet and drawers. Radiator, double glazed window to the front.

## BEDROOM TWO

12'0" x 12'0" (3.67 x 3.68)

Fitted wardrobe, radiator, double glazed windows to the front.

## BEDROOM THREE

8'1" x 7'3" (2.47 x 2.22)

Radiator, double glazed window to the side.

## FAMILY BATHROOM

10'9" x 6'11" (3.28 x 2.11)

Incorporating a four piece suite comprising wash hand basin, bidet, low flush WC and corner bath with electric shower over. Partially tiled walls, radiator, built-in airing cupboard housing the hot water cylinder. Double glazed window.

## OUTSIDE

The property is set back from the road on a generous plot with front garden laid to lawn, walled, fenced and enclosed. A gated driveway provides parking for several vehicles, including a turning area which leads to an attached brick built, tandem, double length garage. There is gated pedestrian access at the side of this, leading to the rear garden which is of a generous size. The rear garden comprises a patio, lawn and mature bedding. There is a variety of specimen trees and evergreen shrubs enhancing privacy.

## GARAGE

30'11" x 8'9" (9.44 x 2.67)

Up and over door to the front, light and power, window and door leading to the conservatory.

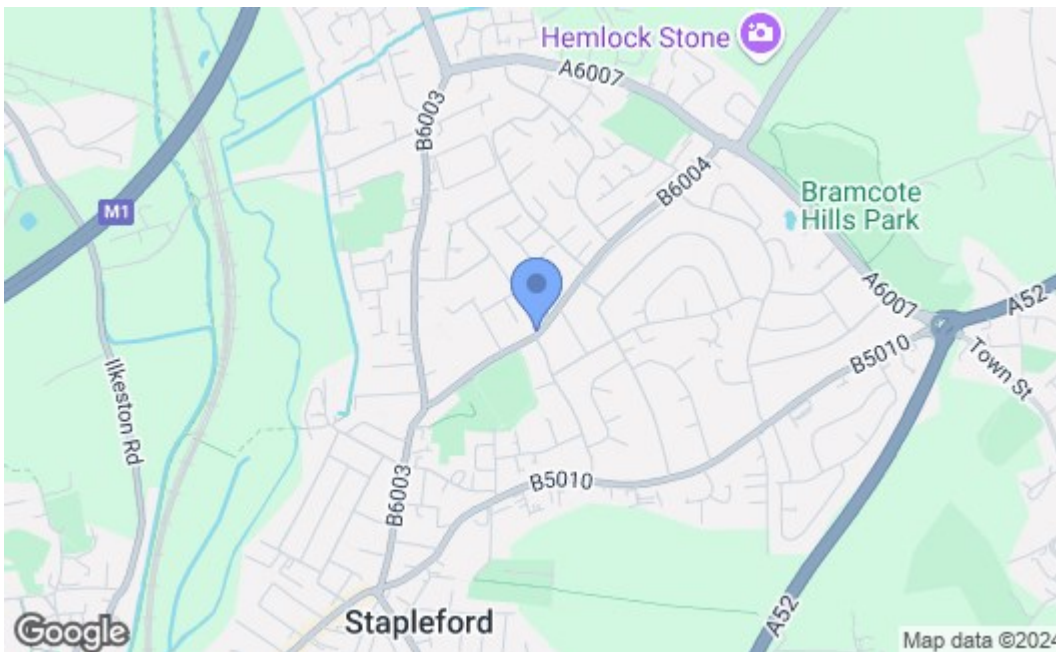
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road, taking the right fork onto Hickings Lane. Continue on Hickings Lane, passing the park on the right and look for the property which can be found on the left hand side identified by our For Sale board.

Ref: 7812PS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(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.