



Lawrence Street  
Stapleford, Nottingham NG9 7FU

A SPACIOUS & VERSATILE THREE  
BEDROOM PLUS ATTIC SPACE SEMI  
DETACHED HOUSE.

**£180,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS AND VERSATILE THREE BEDROOM PLUS ATTIC SPACE, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, dining room, kitchen, utility room and WC. The first floor landing then provides access to three bedrooms and a family bathroom suite. A door and paddle-style staircase then rises to the top floor which is currently used as an additional bedroom with en-suite, however lacks the paperwork to officially be classed as a room.

The property also benefits from gas fired central heating, double glazing and enclosed garden space to the rear.

Situated on this one-way system, the property is within walking distance of the shops and services in Stapleford town centre. There is also easy access to excellent schooling such as William Lilley, Fairfield and George Spencer Academy Trust, taking educational ages from nursery to college years.

There is also easy access to great transport links such as the i4 bus service, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## ENTRANCE HALL

13'7" x 3'2" (4.16 x 0.99)

uPVC panel and double glazed front entrance door with double glazed window above the door accessed via a covered open porch with decorative brickwork, radiator with display cabinet, staircase rising to the first floor, door to dining room.

## LIVING ROOM

12'5" x 12'0" (3.81 x 3.67)

Double glazed window to the front (with fitted blinds), media points, meter cupboard box, decorative coving, picture rail, electric ceiling fan.

## DINING ROOM

12'10" x 12'4" (3.93 x 3.76)

Double glazed window to the rear (with fitted blinds), radiator, decorative plate rack, Georgian-style panel and glazed double doors into the living room, archway through to kitchen, door to understairs storage space/half cellar housing the electricity meter.

## KITCHEN

10'5" x 8'7" (3.19 x 2.62)

Comprising a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan neck central mixer tap. Integrated fridge/freezer and dishwasher, Range cooker with seven ring gas burners and ovens beneath with extractor canopy over, decorative tiled splashbacks, tiled floor, double glazed window to the side (with fitted blinds), archway opening back through to the dining room, opening through to the utility room.

## UTILITY ROOM

8'5" x 5'10" (2.59 x 1.78)

Fitted wall storage cupboards and roll top work surfaces, with plumbing space underneath for washing machine, tumble dryer and freezer. Decorative tiled splashbacks (matching the kitchen), radiator, tiled floor (matching the kitchen), double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside and internal door to WC.

## WC

7'10" x 2'3" (2.39 x 0.71)

White two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Double glazed window to the rear (with fitted blinds), tiled floor.

## FIRST FLOOR LANDING

Doors to bedrooms one, two and three, and family bathroom. Decorative wood spindle balustrade, further door with internal paddle-style staircase rising to the top floor.

## BEDROOM ONE

12'6" x 9'11" (3.82 x 3.04)

Double glazed window to the rear, radiator, useful understairs storage cupboard.

## BEDROOM TWO

10'5" x 9'6" (3.18 x 2.91)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM THREE

10'3" x 5'2" (3.13 x 1.60)

Double glazed window to the front (with fitted blinds), radiator, useful storage cupboard with matching overhead storage space.

## BATHROOM

10'5" x 8'7" (3.19 x 2.62)

Four piece suite comprising corner bath with bath seat and mixer tap, push flush WC, wash hand basin with mixer tap, separate tiled and enclosed shower cubicle with glass screen and door, with mains ran pumped shower. Airing cupboard housing hot water cylinder with shelving above, tiling to dado height, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator.

## SECOND FLOOR

### LOFT SPACE

17'4" x 15'5" (5.30 x 4.71)

Currently used as the main bedroom, however lacking the regulatory paperwork to officially class as such. The room has a double glazed window to the rear (with fitted blinds), double glazed Velux window to the front, eaves storage space, decorative wood spindle balustrade, water closet. Door to en-suite.

### EN-SUITE

6'7" x 6'7" (2.03 x 2.01)

Three piece suite comprising walk-in tiled cubicle with Triton electric shower, wash hand basin with tiled splashback, low flush WC. Double glazed window to the rear (with fitted blinds) making the most of the far reaching views beyond towards Sandiacre, tiled floor, wall mounted bathroom mirror, towel rail.

### OUTSIDE

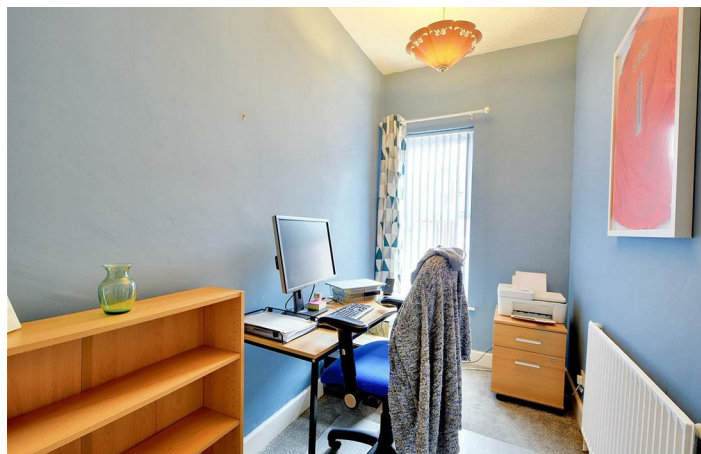
To the front of the property, the entrance is accessed from the pavement edge and has its own independent pedestrian access leading down the side of the property into the rear garden.

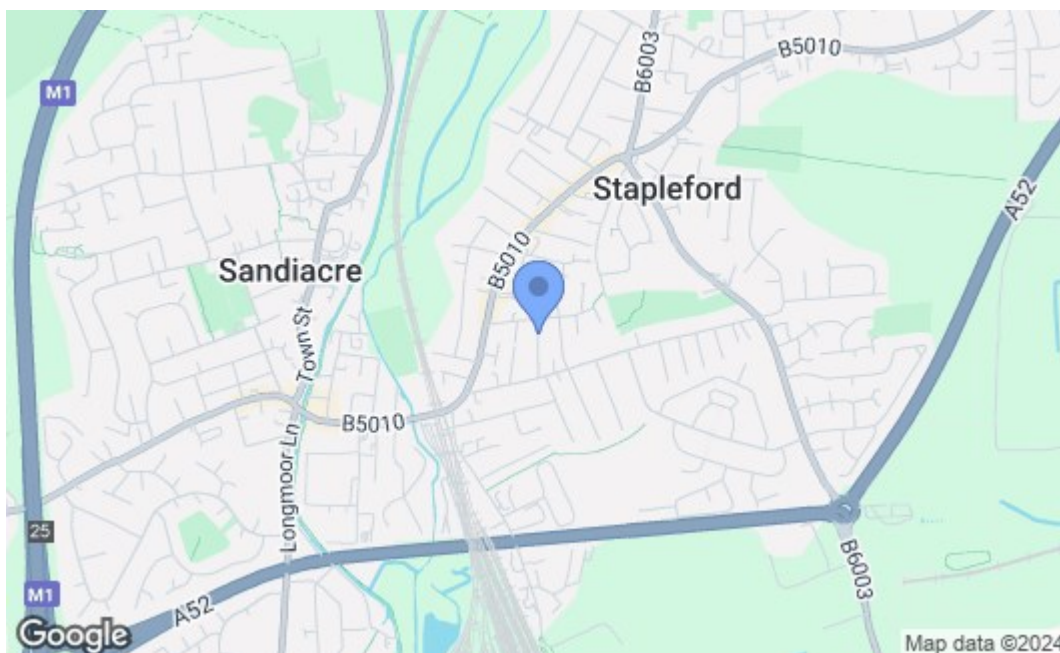
### TO THE REAR

The rear garden is enclosed by brick wall and timber fencing to the boundary lines, offering initial paved patio seating area (ideal for entertaining) which then leads onto a garden lawn with a concrete base to the foot of the plot with a timber storage shed. Within the garden there is an external water tap and lighting points.

### 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 on the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual right hand turn onto Lawrence Street. The property can then be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.