



Moorbridge Lane  
Stapleford, Nottingham NG9 8GR

**£230,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A surprisingly spacious Victorian three bedroom semi detached house with an exceptionally large rear garden.

What cannot be appreciated from the road is the fact that this property enjoys generous rear gardens of approximately 0.12 of an acre and a length of at least 41 m (134ft). The rear boundary backs onto local playing fields and the property, along with its neighbours, enjoys vehicle access over a service track. Currently, there is a single garage, although this is in need of some repair, but nevertheless offers fantastic potential for off-road parking. There is potential for further off-road parking and is therefore ideal for those with campervans, motorhomes, etc.

This family-sized property benefits from gas fired central heating and double glazed windows. The accommodation comprises an entrance porch, lounge, sitting/dining room and fitted kitchen to the ground floor. There is also a rear lobby giving access to a family bathroom and separate WC facilities. To the first floor, the landing provides access to three well proportioned double bedrooms.

Situated on Moorbridge Lane, a popular residential street on the outskirts of Stapleford, being close to open space and countryside, yet conveniently situated within easy reach of the town centre itself, local junior school, regular bus service on Pasture Road and good local road networks to the larger nearby town of Beeston, the city centres of Nottingham and Derby, and Junction 25 of the M11 motorway.

The large rear garden is currently landscaped with lawn, large patio and paved areas, bedding and various garden outbuildings.

The garden, as well as the property, offers fantastic long-term potential for expanding families. Viewing is recommended.



### ENTRANCE PORCH

Front entrance door with further door leading to lounge.

### LOUNGE

13'10" x 12'3" (4.24 x 3.75)

Electric flame effect fire with Adam-style surround, radiator, double glazed square bay window to the front.

### SITTING/DINING ROOM

12'11" x 12'1" (3.96 x 3.70)

Electric flame effect fire with Adam-style surround, radiator, understairs store cupboard, door to staircase to first floor, double glazed window to the rear, door to kitchen.

### KITCHEN

12'7" x 7'6" (3.86 x 2.31)

Range of wall, base and drawer units with square edge work surfacing and inset stainless steel sink unit with single drainer. Rangemaster gas/electric range-style cooker, plumbing and space for washing machine and dishwasher. Appliance space. Double glazed window to the rear, door to rear lobby.

### REAR LOBBY

Rear exit door, door to bathroom and separate WC.

### BATHROOM

Four piece suite comprising pedestal wash hand basin, low flush WC, corner bath with mixer shower attachments and separate shower cubicle. Radiator, double glazed window.

### SEPARATE WC

Housing a low flush WC.

### FIRST FLOOR LANDING

Hatch to boarded loft via ladder.

### BEDROOM ONE

12'4" x 10'9" (3.78 x 3.30)

Radiator, two double glazed windows to the front.

### BEDROOM TWO

13'2" x 9'3" (4.02 x 2.83)

Radiator, large wardrobes, window to the rear.

### BEDROOM THREE

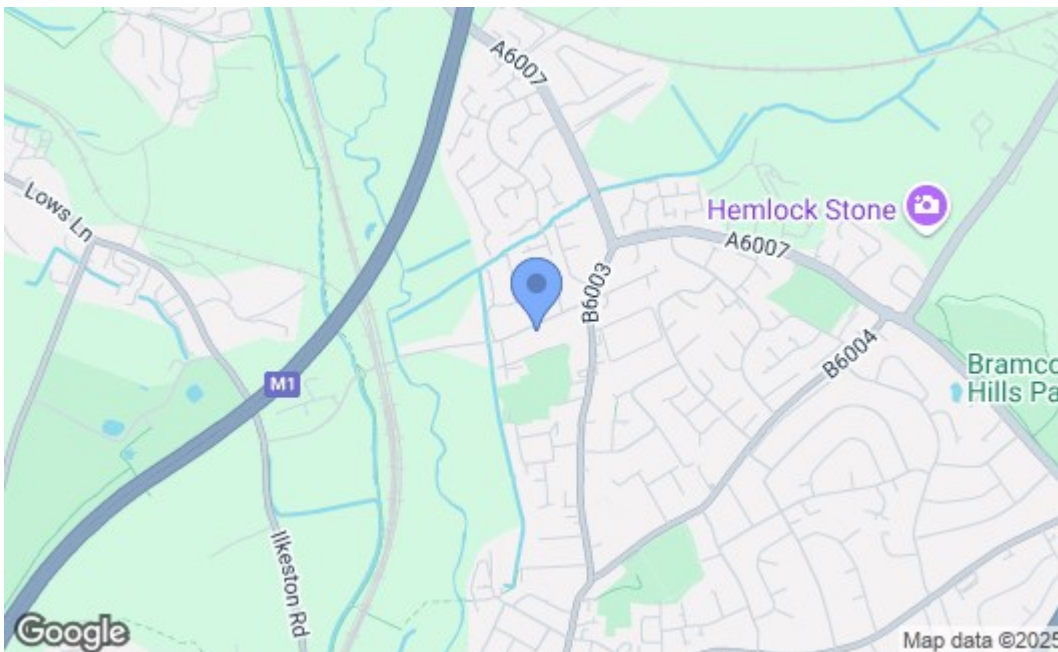
11'11" x 8'11" (3.65 x 2.73)

Cupboard housing 'Ideal' gas combination boiler (for central heating and hot water). Radiator, window to the rear.

### OUTSIDE

The property is set back from the road with a walled-in front garden and pedestrian gate leading to front door. There is gated access at the side of the house leading to the large rear garden which has a length of approximately 34ft (41sqm). The garden comprises a yard and paved patio area beyond the rear elevation. This then expands into a larger paved patio area and hard standing with garden outbuildings, including a summerhouse and galvanised steel shed/workshop. A pathway leads to a section of garden laid to lawn and deep set bedding. The path then continues along to the rear boundary. At the foot of the plot there is a sectional concrete garage (in need of repair) which has vehicle access off a gated service track.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.