



Lincoln Close
Stapleford, Nottingham NG9 8HY

A THREE BEDROOM SEMI DETACHED
HOUSE.

£200,000 Freehold



Offered for sale with NO CHAIN is this three bedroom semi detached house, sensibly priced to reflect that some upgrading and refurbishment is required. Therefore, this property offers fantastic potential for first time buyers in particular to put their own mark upon it and make it into a fabulous family home.

Situated within a cul de sac in this popular and established residential suburb, great for families and commuters alike with Albany Junior School only a short walk away, as is a regular bus service. The town centre of Stapleford is no more than half a mile away which offers a variety of shops and facilities including Aldi, recently upgraded and refurbished library, and health centre. For those looking to commute, there are good road networks leading to Nottingham city centre and Junction 25 of the M1 motorway.

The property is centrally heated and double glazed. The accommodation comprises entrance hall with stairs leading to the first floor, living room which opens through to a dining room with rear aspects, and a fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and bathroom/WC.

The driveway provides off-street parking and leads to a section of concrete single garage. The rear gardens are of a good size with patio, lawn and garden outbuildings.

We recommend an early internal viewing to appreciate the potential and avoid disappointment.



ENTRANCE HALL

Double glazed window, front entrance door, radiator, stairs to the first floor.

LIVING ROOM

13'0" x 10'5" (3.97 x 3.18)

Radiator, double glazed window to the front, open to the dining room.

DINING ROOM

10'9" x 8'11" (3.30 x 2.73)

Radiator, double glazed patio door to the rear.

KITCHEN

10'3" x 7'4" (3.14 x 2.24)

Range of fitted wall, base and drawer units, with work surfacing and single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine, wall mounted gas boiler for central heating and indirect hot water. Double glazed window, door to the rear.

FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE

13'0" x 10'1" (3.97 x 3.08)

Radiator, double glazed window to the front.

BEDROOM TWO

10'10" x 10'0" (3.32 x 3.05)

Built-in airing cupboard with hot water cylinder, radiator, double glazed window to the rear.

BEDROOM THREE

9'11" less baulk head x 6'5" (3.03 less baulk head x 1.97)

Fitted cupboard, radiator, double glazed window to the front.

BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment. Partially tiled walls, double glazed window.

OUTSIDE

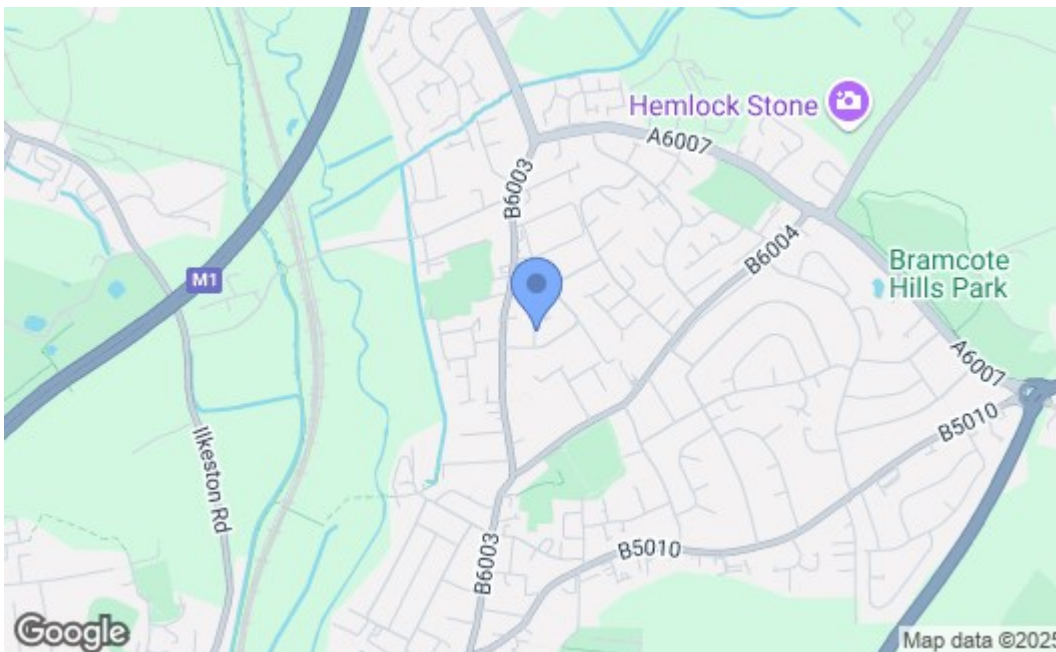
To the front there is a hedged-in garden with driveway

providing off-street parking running along the side of the property giving access to a sectional concrete single garage. The rear garden is enclosed and of a good size with patio, lawn and mature trees/shrubs. There is a timber garden shed and summerhouse.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.