

Linden Grove  
Stapleford, Nottingham NG9 7GQ

**£220,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, spacious bay fronted lounge/diner, kitchen, rear lobby and shower room. The first floor landing then provides access to three bedrooms (the principal bedroom with a range of fitted wardrobes).

The property also benefits from gas fired central heating from a combination boiler, double glazed and enclosed garden space to the rear.

The property is located in this quiet residential no-through road cul de sac, within close proximity of excellent nearby schooling for ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre, the nearby open spaces of Queen Elizabeth Park and Archer's Field, and for those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



### ENTRANCE HALL

3'8" x 3'0" (1.13 x 0.93)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, internal door to lounge/diner.

### BAY FRONTED LOUNGE/DINER

24'7" x 12'4" (7.50 x 3.78)

Double glazed bay window to the front (with three individually hung fitted blinds), decorative exposed brickwork chimney breast with marble hearth incorporating coal effect fire, wall light points, radiator, laminate flooring, media points, electrical consumer box cupboard. Double doors leading through to the kitchen.

### KITCHEN

15'1" x 9'1" (4.62 x 2.77)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with work surfaces incorporating one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap. Decorative tiled splashbacks, integrated dishwasher, space and plumbing for washing machine, built-in eye level double oven, fitted four ring hob with extractor over, in-built fridge and freezer, glass fronted crockery cupboards, double glazed windows to both the side and rear (with matching fitted roller blinds), tiled floor, coving, panel and glazed door to rear lobby, panel and glazed double doors leading to the living room space, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

### REAR LOBBY

5'4" x 3'11" (1.65 x 1.20)

uPVC panel and double glazed exit door to outside, tiled floor (matching the kitchen), fitted double storage cupboard with overhead storage space, internal door to shower room.

### SHOWER ROOM

7'4" x 6'11" (2.24 x 2.13)

Three piece suite comprising tiled and enclosed shower cubicle with Triton electric shower and sliding glass screen/door, wash hand basin and low flush WC. Double glazed window to the side (with fitted roller blind), radiator, extractor fan, wall mounted bathroom storage cupboards.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), loft access point and doors to all bedrooms.

### BEDROOM ONE

12'4" x 10'8" (3.78 x 3.27)

Double glazed window to the front (with fitted blinds), radiator, dado rail, central light incorporating electric ceiling fan, wall light points, range of fitted wardrobes with matching overhead storage cupboards, useful overstairs storage cupboard with radiator.

### BEDROOM TWO

11'5" x 9'3" (3.48 x 2.83)

Double glazed window to the rear overlooking the rear garden, radiator, dado rail.

### BEDROOM THREE

7'9" x 6'5" (2.37 x 1.96)

Double glazed window to the rear, radiator.

### OUTSIDE

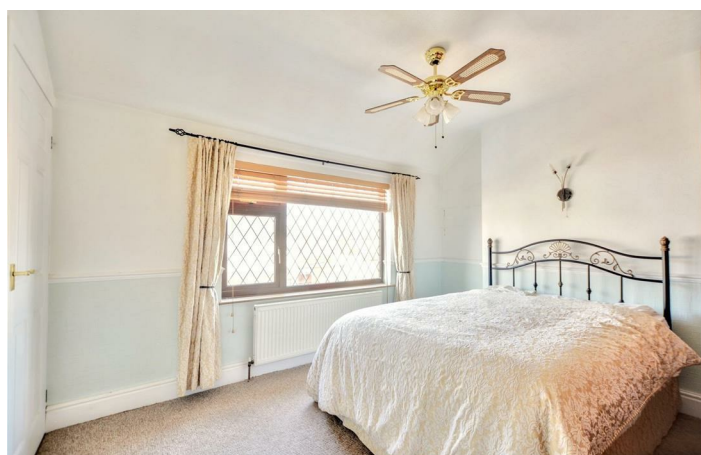
To the front of the property, there is a lowered kerb entry point to a block paved driveway space to the front providing off-street parking, access to the front entrance door, pedestrian wrought iron gate and pathway leading down the side of the property to the rear garden where there is open access to the rear garden, useful external brick store and external water tap.

### TO THE REAR

The rear garden is enclosed by both timber fencing and gravel boards to the boundary lines, incorporating a lawn with planted flowerbeds and borders housing a variety of bushes and shrubbery. A further pathway provides access to a rear patio area which in turn leads to a pitched roof timber garden shed.

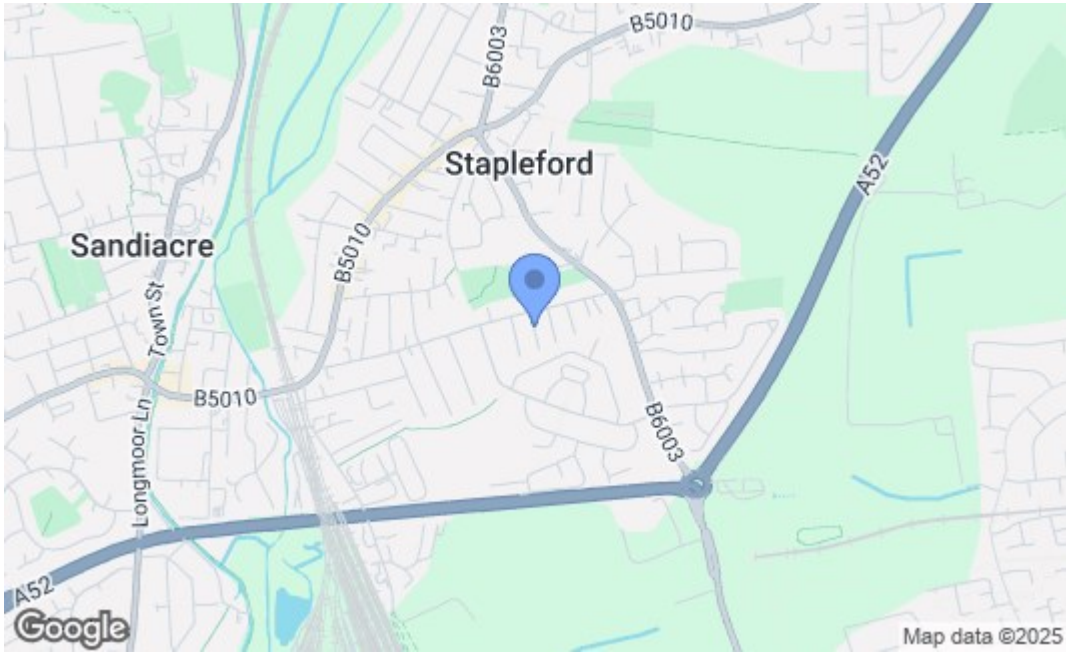
### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual left hand turn onto Linden Grove. The property can then be found on the left hand side, identified by our For Sale board.





Robert Ellis  
ESTATE AGENTS



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