



Lawrence Street  
Stapleford, Nottingham NG9 7FU

A DECEPTIVELY SPACIOUS & EXTREMELY  
WELL PRESENTED THREE BEDROOM  
TERRACED HOUSE.

**Guide Price £189,995 Freehold**





ROBER ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, MUCH IMPROVED, TARDIS-LIKE THREE BEDROOM TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With recent improvements, including a new roof in 2024, replacement boiler in 2022, upgraded consumer box approximately 6 years ago and replacement windows and doors in 2023.

The accommodation comprises a welcoming entrance hallway, living room, dining room and kitchen to the ground floor. The galleried first floor landing then provides access to three bedroom and a spacious three piece bathroom suite.

The property also benefits from gas fired central heating from a recently installed combi boiler, double glazing throughout and a generous enclosed garden space with private alleyway leading back to the front.

The proper is located within walking distance of popular nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops, services and amenities in Stapleford town centre and for those needing to commute, there are great transport networks on the doorstep such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property would certainly be described as ready to move into and would make an ideal first time buy or young family home.

We highly recommend an internal viewing.



## ENTRANCE HALL

14'4" x 3'4" (4.38 x 1.02)

Composite and double glazed front entrance door, radiator, herring-bone style wooden flooring, staircase rising to the first floor, decorative archway and mouldings. Doors leading through to the living room and dining room.

## LIVING ROOM

12'8" x 12'2" (3.88 x 3.71)

Double glazed window to the front (with fitted blinds), vertical radiator, decorative coving, herring-bone style wooden flooring, media points, electrical cupboard box, router point, direct HDMI feed. Opening through to the dining room.

## DINING ROOM

12'4" x 12'2" (3.77 x 3.71)

Herring-bone style wooden flooring (matching the living room), vertical radiator, double glazed window to the rear (with fitted blinds), original built-in double storage cupboard with glass fronted panels incorporating shelving, drawers and the gas meter, useful understairs storage cupboard. Door to kitchen.

## KITCHEN

10'0" x 8'5" (3.06 x 2.57)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating four ring induction hob with curved Cook & Lewis extractor canopy over, in-built eye level oven, space for full height fridge/freezer, plumbing for washing machine, space for freestanding tumble dryer or other appliance (if required). Single sink and draining board with central mixer tap, decorative tiled splashbacks, feature exposed brickwork, double glazed window to the side (with fitted blinds), vertical radiator, uPVC panel and double glazed exit door to outside.

## FIRST FLOOR GALLERIED LANDING

Decorative wood spindle balustrade, feature panelling to one wall, loft access point to an insulated loft space, double fitted storage closet. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'2" x 11'10" (3.71 x 3.61)

Double glazed window to the rear (with fitted blinds), radiator, coving, part panelling to one wall, media points.

## BEDROOM TWO

12'5" x 10'3" (3.80 x 3.13)

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

## BEDROOM THREE

9'6" x 7'1" (2.90 x 2.17)

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

## BATHROOM

10'4" x 8'5" (3.17 x 2.58)

Three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, wash hand basin with waterfall style mixer tap with storage cabinets beneath, push flush WC. Obscured double glazed window to the rear, radiator with display cover, storage cupboard, partial wall tiling.

## OUTSIDE

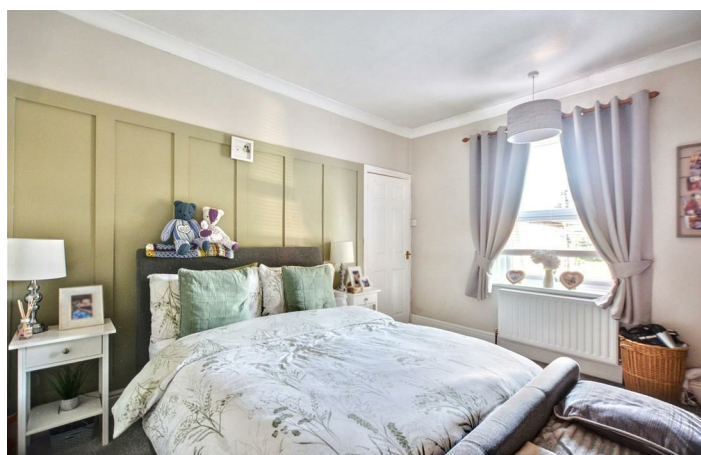
To the front of the property, the front door is accessed from the pavement edge, with its own private alleyway leading down the right hand side of the property into the rear garden.

## TO THE REAR

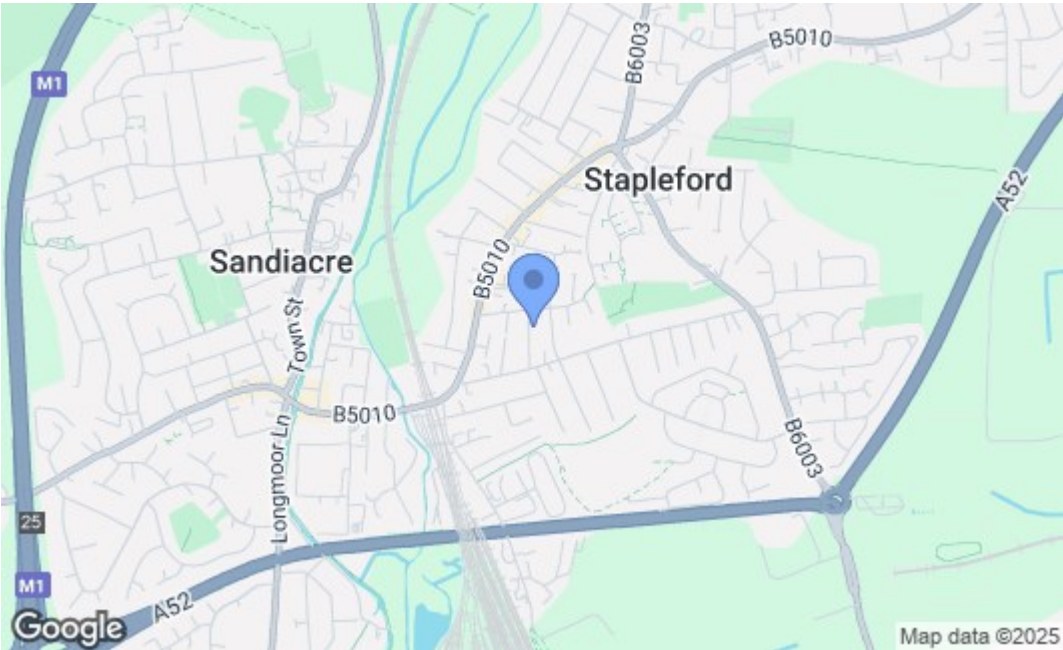
The rear garden has been split into various sections with a covered seating area leading onto a useful brick lean-to/store. The garden then extends out to a courtyard providing access to two external brick stores (one of which contains the gas fired boiler), power and lighting. The other store has a lighting point and opens out to the rear). Additional paved patio seating area. There is a shaped lawn with stepping stone style pathway providing access to the foot of the plot with decorative and shaped gravel edge borders, bark chippings and a rear decked space. The garden is enclosed by timber fencing and benefits from external lighting, double power socket and water tap. Private alleyway access to the front.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue past 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 and the property can be found on the right hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.