



Hickings Lane
Stapleford, Nottingham NG9 8PJ

£395,000 Freehold

A SURPRISINGLY SPACIOUS EXTENDED
THREE BEDROOM DETACHED FAMILY
HOME SITTING ON A GENEROUS PLOT.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED, SURPRISINGLY SPACIOUS, EXTENDED THREE BEDROOM DETACHED FAMILY HOME SITTING ON A GENEROUS PLOT WITH PARKING TO BOTH THE FRONT AND REAR.

A particular feature of this property is the twin extension with vaulted ceiling which provides a fantastic open plan living family dining kitchen.

The ground floor accommodation comprises entrance hall, ground floor shower room, utility room, front living room, snug, kitchen area and fantastic open plan living dining space to the rear. The first floor landing provides access to three bedrooms and a family bathroom. Pull-down loft ladders provide access to a useful attic space which has been plastered out, with flooring and a double glazed window.

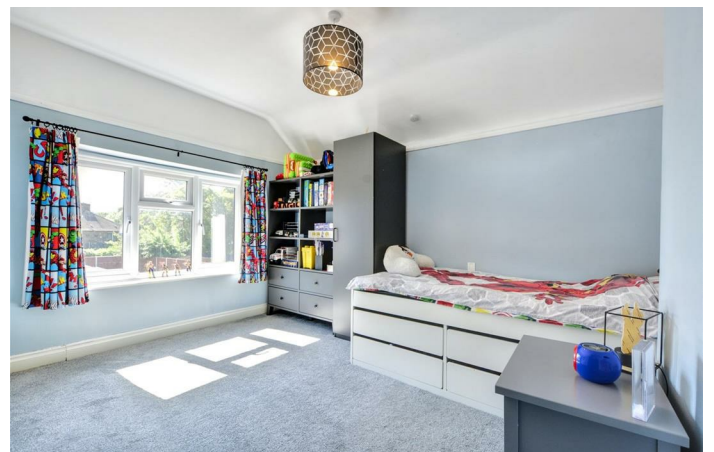
The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the front, as well as a generous enclosed garden to the rear with additional off-street parking accessed via Ilkeston Road.

The property sits favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to three outdoor parks, including Ilkeston Road Recreation Ground, Bramcote Hills Park and Hickings Lane Recreation Ground.

For those needing to commute, there is also easy access to a vast array of nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is set back from the road and is well screened by gates to enhance privacy, with a forecourt providing off-street parking for several vehicles. There is also the potential for off-street parking to the rear which enjoys rights of access from Ilkeston Road via gates leading to the garage (currently utilised as a workshop). The garden to the rear has been attractively landscaped with a variety of themed areas, including a large "L" shaped entertaining raised deck, high quality artificial lawn and potential play area to the rear of the garden plot.

This fantastic family home is conveniently located close to local amenities and we highly recommend an internal viewing.



ENTRANCE PORCH

4'8" x 3'0" (1.44 x 0.92)

uPVC panel and double glazed entrance door, tile effect flooring, further door access into the entrance hallway.

ENTRANCE HALLWAY

Composite and double glazed front entrance door, staircase rising to the first floor, doors to living room, kitchen, shower room and utility room, coving, spotlights, radiator, laminate flooring.

SHOWER ROOM

9'0" x 4'10" (2.76 x 1.49)

Incorporating a three piece suite comprising wash hand basin, push flush WC, shower cubicle with dual head power shower. Partially tiled walls, feature vertical radiator, extractor fan, double glazed window.

UTILITY ROOM

15'5" x 3'7" (4.70 x 1.11)

Work surfacing incorporating stainless steel sink unit with spray hose mixer tap, under-counter space for washing machine, tumble dryer and further kitchen appliances. Two skylights, spotlights.

LIVING ROOM

13'5" into bay x 12'0" (4.1 into bay x 3.67)

Adam-style surround fireplace, radiator, double glazed bay window to the front (with fitted blinds), coving, decorative ceiling rose.

SNUG/SITTING ROOM

13'0" x 11'10" (3.98 x 3.63)

Log burning stove sitting on a slate hearth with decorative tiling, coving, spotlights, radiator, door access from the hallway, open access to the living dining kitchen.

KITCHEN AREA

10'7" x 8'7" (3.23 x 2.62)

The kitchen incorporates a comprehensive range of fitted wall, base and drawer units, with low profile square edge work surfacing, handle-free high gloss door fronts. The kitchen continues through into the open plan family dining area which has a breakfast bar with inset one and a half bowl sink unit with single drainer and mixer tap, gas hob with extractor hood over, double oven fitted in the kitchen area, as well as microwave, plinth lighting and laminate flooring. Integrated dishwasher, built-in fridge. Opening through to the living dining area.

LIVING DINING AREA

21'3" x 13'6" (6.50 x 4.14)

There is a double vaulted ceiling with eight double glazed Velux roof lights, radiator, two uPVC double glazed French doors leading to the outside decking and to the garden.

FIRST FLOOR LANDING

Feature leaded light stained glass window, decorative wood spindle balustrade, dado rail, doors to all bedrooms and bathroom.

BEDROOM ONE

10'10" x 10'5" (3.32 x 3.18)

Picture rail, electric ceiling fan, radiator, double glazed window to the front.

BEDROOM TWO

12'11" x 9'6" (3.95 x 2.91)

Radiator, double glazed window to the rear, picture rail, TV point.

BEDROOM THREE

Radiator, double glazed window to the rear (with fitted blinds), hatch and ladders leading to the loft space.

LOFT/ATTIC SPACE

11'5" x 7'0" (3.50 x 2.14)

Flooring, plastered walls, double glazed window, gas fired combination boiler for central heating and hot water purposes.

FAMILY BATHROOM

8'4" x 6'5" (2.56 x 1.96)

Incorporating a modern contemporary three piece suite comprising wash hand basin within a vanity unit, push flush WC, spa bath. Feature vertical radiator, tiled splashbacks, double glazed window (with fitted blinds), tiled floor, spotlights.

OUTSIDE

The property is set back and well screened from the road with gates and ivy arch leading to a forecourt finished with cobble block paving providing parking for several vehicles. To the rear, the garden is of a generous size and landscaped with a variety of different themed areas, including a large raised "L" shaped decked entertaining space with steps leading to a high quality artificial lawn. There are various well stocked borders with bushes, shrubs and trees. The artificial lawn then leads to the lower part of the garden which has a shaped pathway with bedding, chipped bark children's play area. To the rear of the plot, there is a hard standing area consisting of a timber constructed garage/workshop with fenced and gated rear boundary which leads onto an access road with vehicle rights for the property leading onto Ilkeston Road.

DIRECTIONS

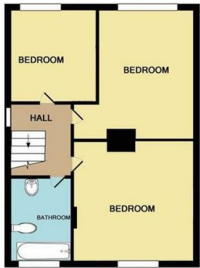
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Continue in the direction of the parade and shops (including the Co-Op), the property can be found on the right hand side.



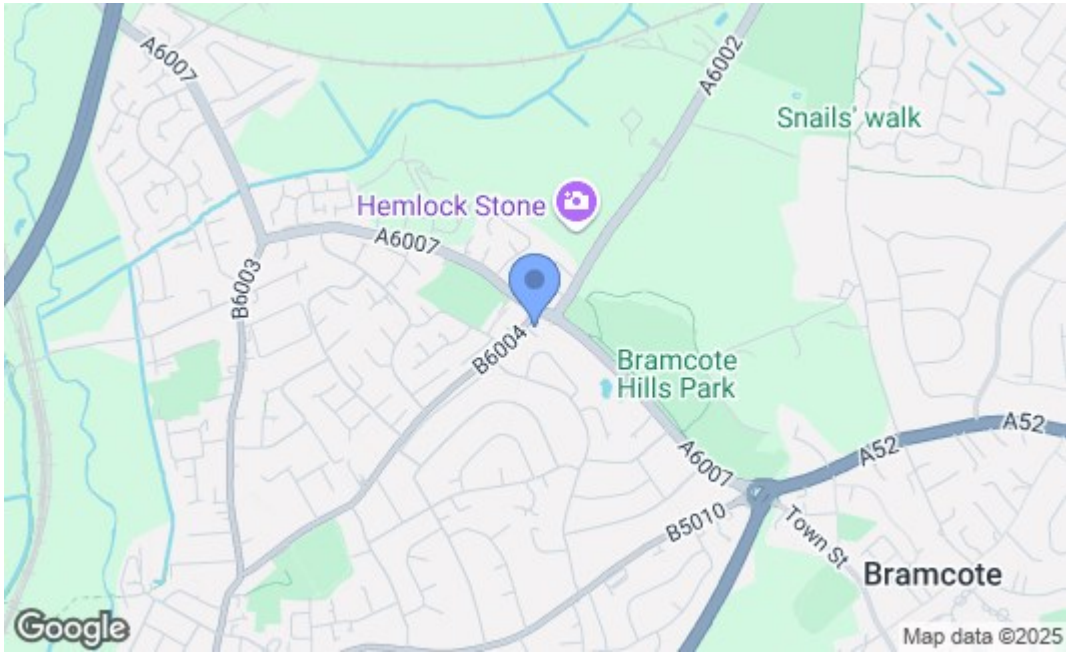
Robert Ellis
ESTATE AGENTS



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.