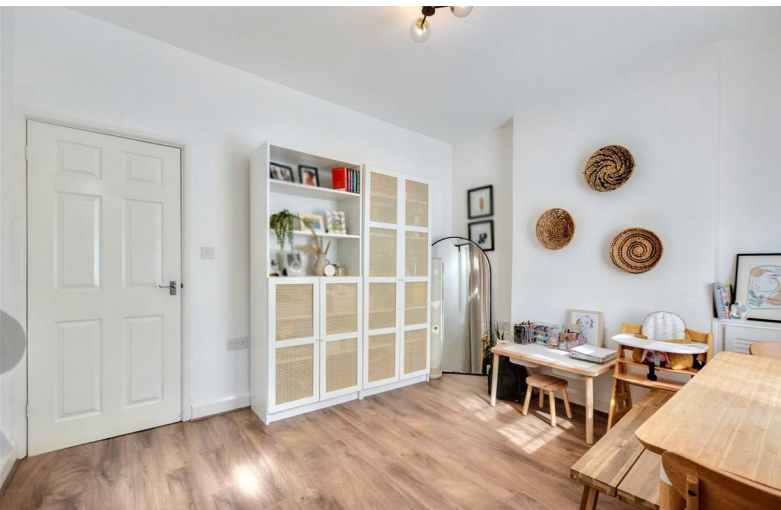


# Robert Ellis

*look no further...*



Lawrence Street  
Stapleford, Nottingham NG9 7FU

**£180,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.

0115 949 0044



/robertellisestateagent



@robertellisea



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITHIN EASY REACH OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room, kitchen and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from a relatively recent roof covering, gas central heating from combination boiler, double glazing and generous enclosed garden space to the rear.

The property sits favourably within walking distance of the shops, services and amenities in Stapleford town centre, whilst there is also easy access to good nearby schooling for all ages.

For those looking to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham and 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.



### LIVING ROOM

12'0" x 11'5" (3.67 x 3.48)

Laminate flooring, radiator, uPVC panel and double glazed front entrance door, double glazed window to the front, meter cupboard, media points.

### LOBBY

3'2" x 3'2" (0.97 x 0.99)

Laminate flooring (matching the dining room). Doors to both ground floor reception rooms.

### DINING ROOM

12'2" x 12'1" (3.71 x 3.69)

Door and turning staircase rising to the first floor, radiator, laminate flooring, uPVC panel and double glazed exit door to the garden, door to the kitchen, opening through to the middle lobby.

### KITCHEN

10'0" x 6'7" (3.07 x 2.03)

Equipped with a comprehensive matching range of base and wall storage cupboards with marble effect square edge work surfacing, incorporating four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, inset sink and draining board with central swan-neck mixer tap, tiled splashbacks. Double glazed window to the side. Door to bathroom.

### BATHROOM

7'4" x 7'2" (2.26 x 2.20)

Modern fitted white three piece suite comprising panel bath with central mixer tap and dual attachment mains shower over with a glass shower screen, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, double glazed windows to the side and rear, wall mounted chrome ladder towel radiator, extractor fan.

### FIRST FLOOR LANDING

Doors to all bedrooms, radiator.

### BEDROOM ONE

12'1" x 10'4" (3.70 x 3.16)

Two double glazed windows to the front (with fitted blinds), radiator, useful overstairs storage cupboard.

### BEDROOM TWO

12'0" x 8'10" (3.66 x 2.71)

Double glazed window to the rear (with fitted blinds), radiator, loft access point.

### BEDROOM THREE

9'2" x 6'11" (2.81 x 2.13)

Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

### OUTSIDE

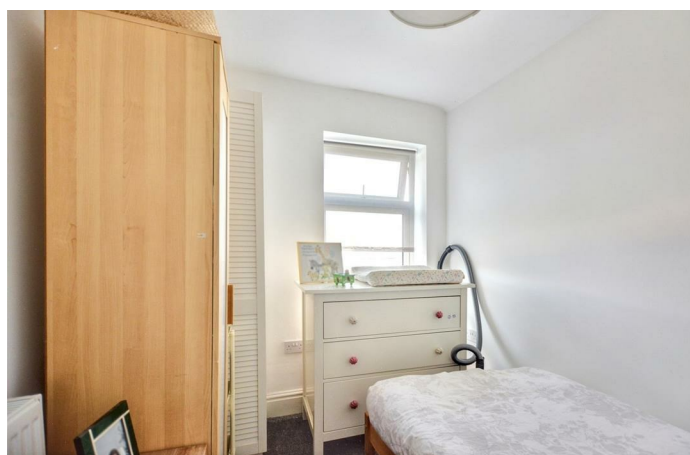
To the front of the property entry to the house is from the pavement and entry to the rear is via a shared passageway used with the neighbours.

### TO THE REAR

The rear garden is of a generous overall proportion being enclosed by timber fencing predominantly with concrete posts and gravel boards to the boundary lines, incorporating two paved seating areas (ideal for entertaining) with a middle "L" shaped lawn section.

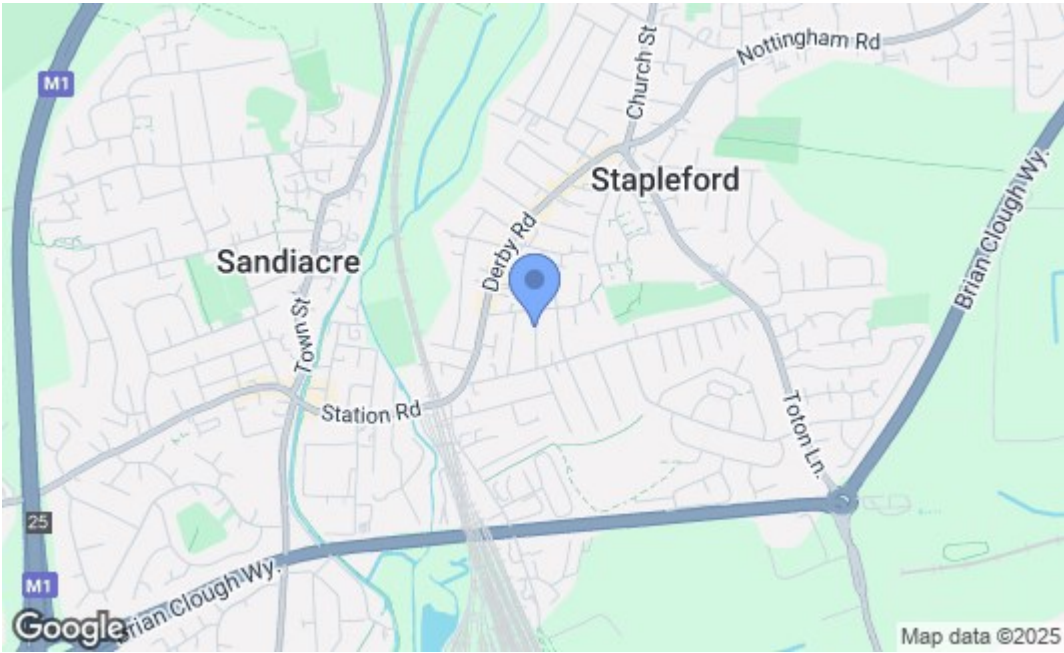
### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Brookhill Street. Proceed up the hill before taking an eventual left hand turn onto the one way street of Lawrence Street. The property can then be found on the left hand side towards the end of the road, identified by our For Sale board.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (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.