

Lincoln Close
Stapleford, Nottingham NG9 8HY

A THREE BEDROOM SEMI DETACHED
HOUSE.

£277,500 Freehold



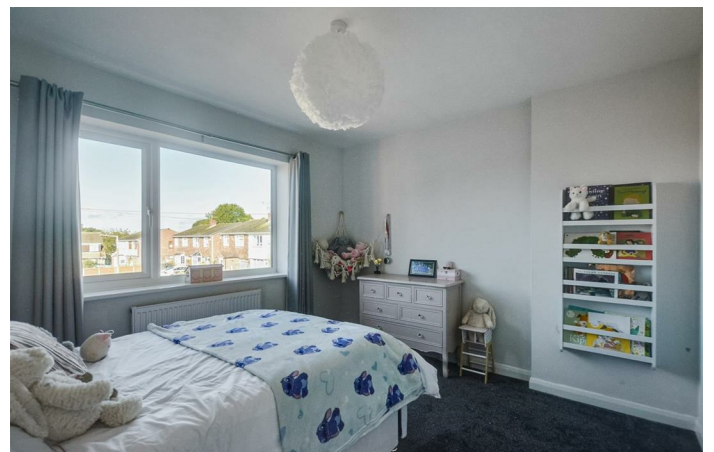
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC BENEFITTING FROM BEING AT THE END OF THE CUL DE SAC WITH A GENEROUS OVERALL GARDEN PLOT.

With accommodation over two floors, the ground floor comprises entrance lobby, open plan lounge diner through to kitchen, and conservatory. The first floor landing provides access to three well proportioned bedrooms and bathroom.

Other benefits to the property include gas fired central heating from a combination boiler (installed 2023 under warranty), double glazing, off-street parking, integral garage and generous gardens to the side and rear.

The property is located in this quiet and established residential cul de sac location within easy reach of nearby amenities, including the shops and services in Stapleford town centre, good transport links including bus services, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout. There is also easy access to a vast array of schooling for all ages and open spaces including Hickings Lane, Ilkeston Road Recreation Ground and Bramcote Hills Park.

We believe that the property would be ideal for first time buyers and young families alike, and highly recommend an internal viewing.



ENTRANCE LOBBY

uPVC panel and stained double glazed front entrance door, double glazed windows to the side of the door and lobby. Further door into the lounge diner.

OPEN PLAN LOUNGE DINER

23'7" x 10'7" (7.21 x 3.23)

Double glazed window to the front (with fitted blinds), radiator, media points, turning staircase rising to the first floor. Opening through to the dining area. The dining area has ample space for dining table and chairs, double glazed window to the rear looking through to the conservatory, radiator. Opening through to the kitchen area.

KITCHEN AREA

9'10" x 8'2" (3.00 x 2.50)

The kitchen comprises a smart and stylish range of fitted base and wall storage cupboards and drawers, with granite style square edge work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring hob with extractor over, decorative splashback, oven beneath. Double glazed window to the rear, uPVC panel and double glazed door opening through to the conservatory and spotlights.

CONSERVATORY

18'7" x 6'3" (5.68 x 1.92)

The conservatory is split into two halves with one area doubling up as a utility space with plumbing for the washing machine and stacked tumble dryer with further space and power outlet for full size fridge/freezer. The conservatory then opens out to the other side which could be used as a sitting area/family room/games room. The conservatory has a sloping ceiling with uPVC double glazed windows and doors opening out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom, loft access point and storage cupboard with shelving.

BEDROOM ONE

Double glazed window to the rear, radiator.

BEDROOM TWO

Double glazed window to the front, radiator.

BEDROOM THREE

Double glazed window to the front, radiator.

BATHROOM

Modern and stylish three piece suite comprising "P" shaped bath with mains shower and glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls, double glazed window to the rear, chrome ladder towel radiator.

OUTSIDE

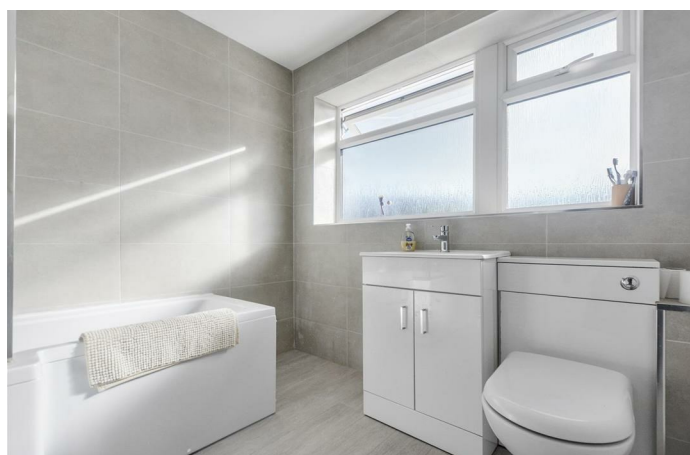
To the front of the property there is a driveway providing off-street parking which leads to the integral garage and front entrance door. Two shaped lawn areas to the front and pedestrian gated access which leads to the side and rear gardens.

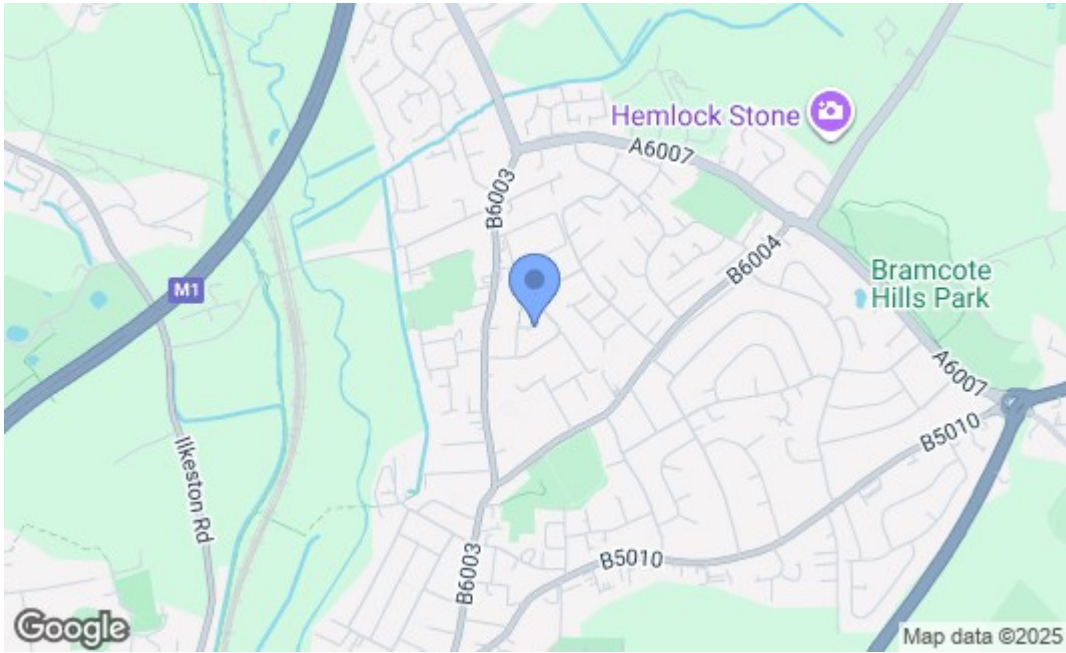
TO THE SIDE & REAR

The side and rear garden is of a good overall proportion, ideal for families, two separate lawn spaces with paved pathway providing access to the foot of the plot. The garden is enclosed by timber fencing to the boundary lines and enjoys a wide variety of bushes, shrubs, trees and plants. There is an external water tap and lighting point.

DIRECTIONS

From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road and proceed in the direction of Trowell before taking an eventual right hand turn onto Kennedy Drive. Take a left hand turn into the cul de sac of Lincoln Close where the property can be found at the head of the cul de sac, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 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.