



**Shanklin Drive  
Stapleford, Nottingham NG9 8EZ**

**£190,000 Freehold**

0115 949 0044



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The current owners have redecorated and refurbished this property to make it into a fantastic home, ideal for first time buyers and families alike. Features include an inset log burner (installed 2023 and serviced annually) to the living room, a refurbished and stylish kitchen (2024) including new flooring, sink and appliances, and upgraded the gas central heating with a combination boiler (installed in 2023). The property already benefits from double glazing throughout and has a modern shower room/WC.

Situated in this quiet, backwater location, the property enjoys a good size and attractive rear south west facing garden, patio, lawn and at the foot of the plot is a "lovers seat" draped in a mature wisteria which offers a beautiful backdrop in the Spring and Summer months.

Far from being isolated, the property is conveniently situated a short walk to Stapleford town centre, offering a wealth of independent and national retailers, as well as a good amount of services, including doctors, a recently refurbished library and exciting new projects on the horizon thanks to a £21.1 million levelling up fund. There are good transport links, with a regular bus service linking Nottingham and Derby (the i4) and there are good road links to the A52 also linking Nottingham and Derby, as well as Junction 25 of the M1 motorway and the park and ride for the Nottingham tram.

Only upon viewing this property internally can the accommodation be fully appreciated!



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor. Door to living room.

## LIVING ROOM

13'0" x 11'0" (3.98 x 3.37)

Inset cast iron log burner (installed in 2023 and serviced annually). Radiator, double glazed bay window to the front.

## DINING KITCHEN

12'1" x 11'1" (3.7 x 3.4)

Recently refurbished (2024) comprising a contemporary range of fitted wall, base and drawer units with worktops and inset porcelain sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further appliance space. Understairs cupboard, radiator, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Loft hatch. Doors to bedrooms and bathroom.

## BEDROOM ONE

11'1" x 8'9" (3.4 x 2.68)

Ornamental cast iron fireplace, radiator, double glazed window to the front.

## BEDROOM TWO

12'2" x 8'4" (3.73 x 2.56)

Ornate cast iron fireplace, radiator, double glazed window to the rear.

## BEDROOM THREE

8'8" x 5'5" (2.65 x 1.66)

Currently used as a dressing room/walk-in wardrobe with radiator, double glazed window to the rear.

## SHOWER ROOM

A three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with thermostatically controlled shower. Tiled walls, heated towel rail, double glazed window.

## OUTSIDE

To the front is a small hedged-in garden laid to ornamental broken slate bedding. There is a shared pedestrian gated

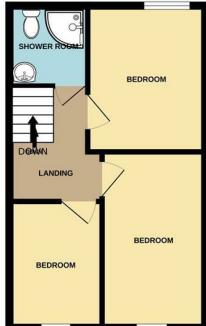
access at the side of the house leading to a further gate to the rear garden. Along the passageway can be found a door leading to a large walk-in store which houses the gas combination boiler (for central heating and hot water). There is a further integral outhouse to the rear elevation which houses a WC. The rear south west facing garden is of a generous size and attractively landscaped with generous paved patio area, low level ornamental picket fence and gate leading to the main garden which is laid to lawn flanked with colourful bedding. At the foot of the plot is a 'lovers seat' which is draped with a mature wisteria.



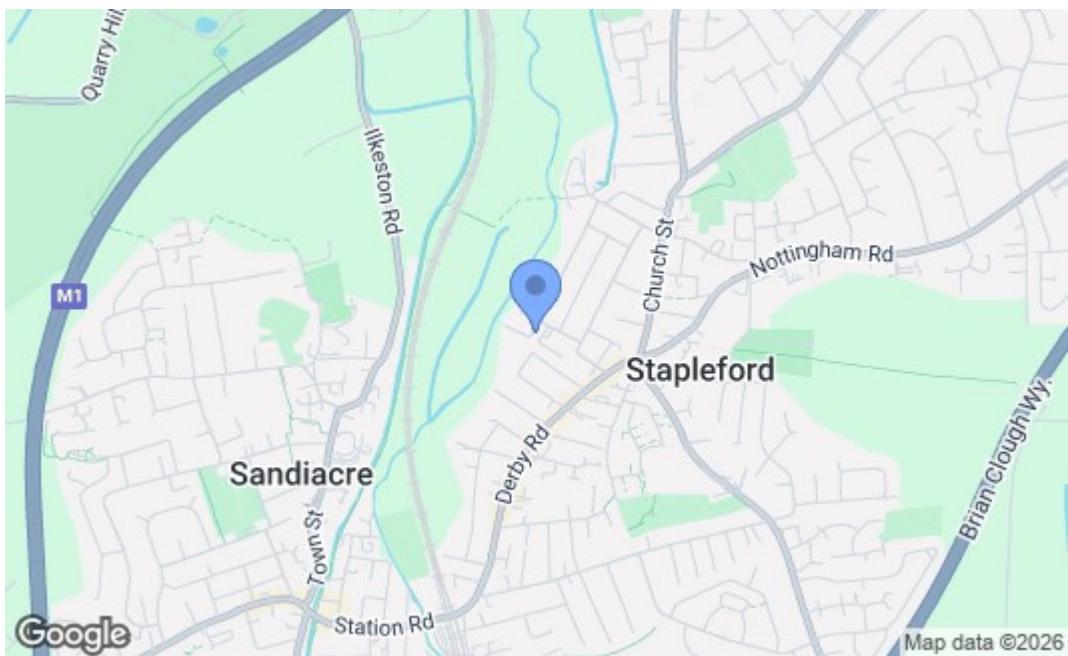
GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. These floorplans are for general guidance only and should not be relied upon as to their accuracy or currency can be given.  
Image with Agents CIBSE.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		69
(69-80) C		
(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		

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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.