



Lime Grove  
Stapleford, Nottingham NG9 7GF

A Surprisingly Spacious Five-Bedroom Semi-Detached House.

**£315,000 Freehold**





A Surprisingly Spacious Five-Bedroom Semi-Detached House.

What cannot be appreciated from the front elevation is that the property benefits from a two storey extension to the rear which provides for adaptable family living accommodation, the ground floor extensions currently provides for an enlarged kitchen as well as a fully functional ground floor double bedroom with En-suite shower room. This provides for the fifth bedroom accommodation and is ideal for dependant relatives, a teenagers annex or could be put to other uses such as a home office, etc.

There is also generous living accommodation with a through lounge diner which partially opens through to the kitchen with the breakfast area.

To the first floor there are four bedrooms and a shower room. The property benefits from gas fired central heating served from a combination boiler and double glazed windows throughout.

Situated on a no through road in this highly regarded residential suburb, great for families and commuters alike as schools for all ages including; Fairfield Junior Academy and George Spencer Academy are in walking distance\*. The town centre of Stapleford is also within walking distance, a short drive away can be found the A52 linking Nottingham and Derby, Junction 25 of the M1 Motorway and also the park and ride for Nottingham trams can be found at Bardills Island.

This property is ideal for those with extended or growing families or simply to accommodate a family or those looking for hybrid working or working from home. Viewing is recommended.





#### Entrance Porch

Composite double glazed front entrance door. Glazed door and original leaded light side windows leading to entrance hall.

#### Entrance Hall

Stairs to the first floor with under stair alcove housing gas combination boiler (for central heating and hot water). The hallway opens through to the living and kitchen accommodation which is zoned.

#### Lounge oblique Diner

25'3" x 9'10" (7.72m x 3.01m)

Two radiators, double glazed bay window to the front.

#### Kitchen Area

21'10" x 6'7" (6.66m x 2.01m)

Incorporating a modern fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Gas applique electric range style cooker, plumbing for washing machine and appliance space. Additional breakfast area linking through from the lounge diner, breakfast bar and Velux double glazed roof window. Double glazed window and French doors leading to the rear garden. Door to ground floor bedroom five.

#### Bedroom Five

12'9" x 7'8" (3.9m x 2.36m)

A versatile room currently used as a ground floor bedroom with radiator, double glazed window and double glazed patio doors to the rear garden. Door to En-suite.

#### En-Suite

Incorporating a three piece suite comprising; wash hand basin, low flush WC and shower cubicle. Heated towel rail, Velux double glazed roof window.

#### First Floor Landing

Doors to bedrooms, shower room and attic space.

#### Bedroom One

12'5" x 9'10" (3.79m x 3m)

Radiator and double glazed window to the rear.

#### Bedroom Two

9'6" x 8'7" (2.91m x 2.63m)

Radiator and double glazed window to the front

#### Bedroom Three

11'0" x 5'10" (3.376m x 1.79m)

Radiator and double glazed window to the rear.

#### Bedroom Four

7'4" x 5'8" (2.24m x 1.73m)

Radiator and double glazed window to the front.

#### Shower Room

Incorporating a three piece suite comprising; wash hand basin with vanity unit, low flush WC and shower cubicle. Partly tiled walls, heated towel rail, double glazed window.

#### Attic

9'3" x 6'6" (2.83m x 2m)

This converted space is accessed from a lockable door and staircase from the first floor landing. This unregulated space is ideal for storage, having a roof window.

#### Outside

Outside there is a partially open plan forecourt to the front with retaining wall and raised beds with pathway and steps leading to the front door. There is gated pedestrian access to side of the house leading to the rear garden. This has been recently landscaped with a shaped patio area and brick retaining wall and steps leading to the garden which is laid to lawn. At the foot of the plot is a garden shed and there is some bedding.

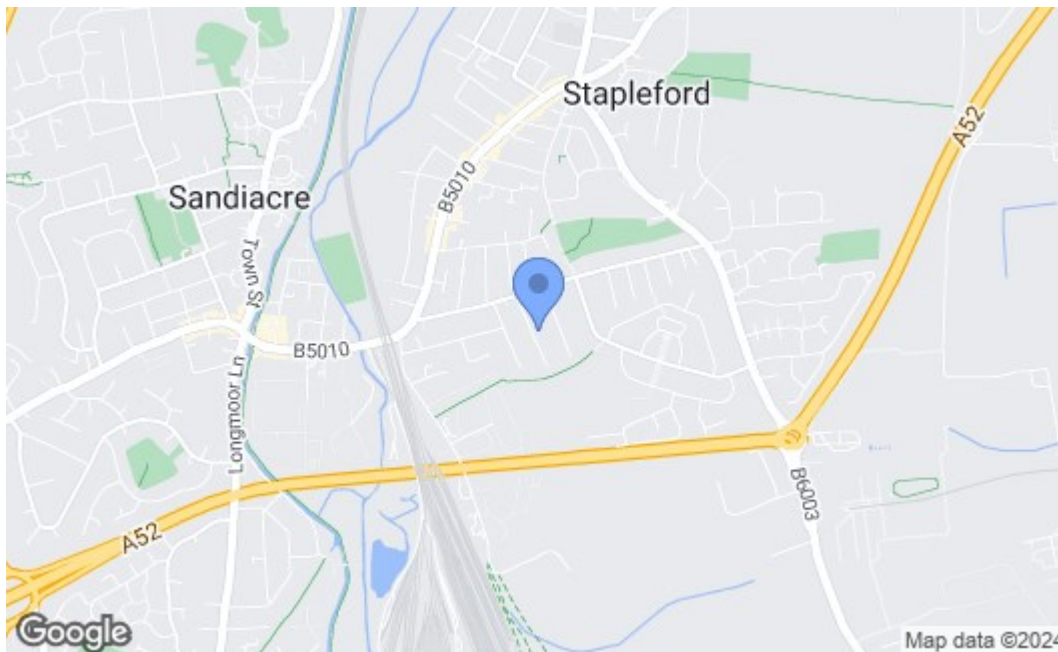
#### \*Agents Note

We recommend that any intending purchaser should make their own enquires as to the current admission policies of the schools mentioned.

#### Council Tax Band

Broxtowe Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.