



Hickings Lane  
Stapleford, Nottingham NG9 8PA

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE

**£275,000 Freehold**



A substantial three bedroom semi detached house which has been extended and is part-way through refurbishment. For sale as it stands allowing the incoming buyer to put their own mark upon it.

The property benefits from a significant ground floor extension, opening up the back of the house to create a fantastic living family dining kitchen. There is a basic newly fitted kitchen in situ and benefits from bi-fold doors opening to the rear garden and lantern roof light.

Further features of this property include gas fired central heating serviced from a combination boiler, double glazed windows and re-plastered walls/ceilings with many of the walls having the benefit of thermal insulated plasterboard with some acoustic boarding.

Set back from the road with ample off-street parking and good sized rear gardens, the property is opposite Hickings Lane recreation ground to the front and is within walking distance of local schools, regular bus service and the town centre of Stapleford itself.

With some of the rooms decorated and finished, and the bathroom enjoying contemporary bathtub with pillar taps, further improvement is required making this a great project for many.



## ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor, understairs store cupboard.

## LOUNGE

13'9" x 12'2" (4.2 x 3.73)

Inset cast iron log burner plumbing for radiator, double glazed bay window to the front.

## OPEN PLAN FAMILY DINING KITCHEN

28'10" x 17'5" reducing to 14'8" (8.81 x 5.33 reducing to 4.48)

Newly fitted kitchen comprising a range of base units with work surfacing and inset one and a half bowl sink unit with single drainer. plumbing for Radiator, lantern double glazed roof light, double glazed window to the side and double glazed bi-fold doors to the rear garden.

## UTILITY ROOM

9'5" x 3'7" (2.89 x 1.1)

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'4" x 11'9" (3.76 x 3.59)

Radiator, double glazed window to the front.

## BEDROOM TWO

12'6" x 9'10" increasing to 11'7" (3.82 x 3 increasing to 3.54)

Double glazed window to the rear.

## BEDROOM THREE

8'5" x 6'2" (2.58 x 1.89)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

Feature freestanding bath with pillar mixer taps, wash hand basin, low flush WC. Fitted shower tray, although shower not fitted. Partially tiled walls, double glazed window.

## OUTSIDE

The property is set back from the road with a forecourt providing parking for three to four vehicles. There is gated pedestrian access at the side of the house leading to the

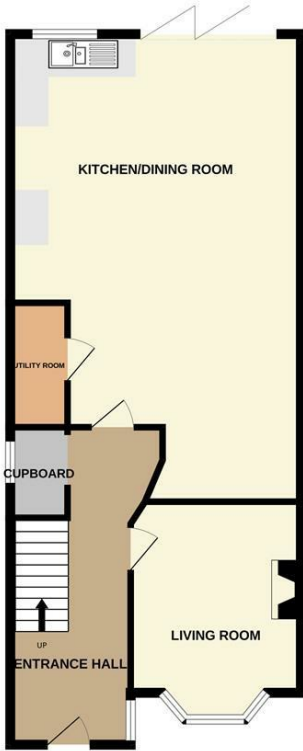
rear garden. The rear garden is of a generous size, although currently not landscaped and offers a blank canvas for the incoming buyer to design.

## DIRECTIONS

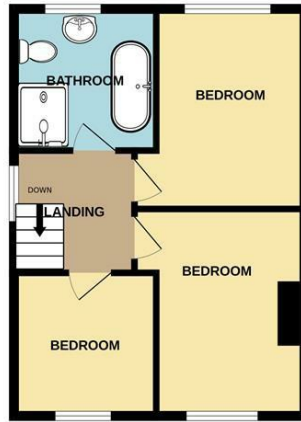
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. Follow the road and turn right onto Hickings Lane. The property can be found on the left hand side, opposite the park.



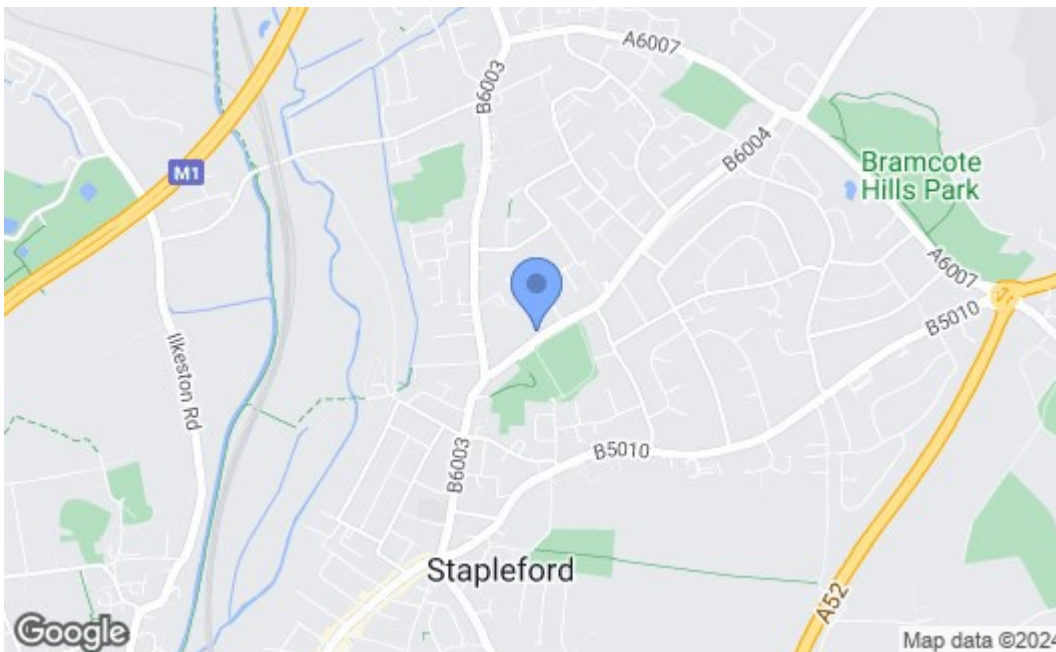
GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.  
While 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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	

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