



Hickings Lane  
Stapleford, Nottingham NG9 8PG

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£235,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, open plan through-lounge diner, kitchen, lobby and WC. The first floor landing then provides access to three bedrooms, two piece bathroom suite and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, enclosed garden space and a very useful additional of an externally accessed office space ideal for working from home or children's study area.

The property sits favourably within close proximity of excellent nearby schooling for all ages, good outdoor space (including Hickings Lane and Ilkeston Road recreational grounds, as well as Bramcote Hills Park). There is also easy access nearby for those needing to commute such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and nearby bus services.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



### ENTRANCE HALL

8'11" x 5'10" (2.72 x 1.80)

uPVC panel and double glazed front entrance door, double glazed window to the side, staircase rising to the first floor. Doors to living room and kitchen. Alarm control panel, central heating thermostat, useful understairs storage cupboard, radiator with display cover.

### THROUGH LOUNGE/DINER

20'10" x 15'1" (6.36 x 4.60)

The living room currently sits to the front with double glazed window to the front, Adam-style fire surround with coal effect fire, media points, radiator with display cover. Opening through to the dining area where there is an additional radiator with matching display cover, router point. Double glazed French doors opening out to the rear garden decking.

### KITCHEN

12'7" x 10'5" (3.84 x 3.18)

Comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating freestanding cooker space, plumbing for dishwasher and space for under-counter tumble dryer, matching granite style curved edge breakfast bar with radiator underneath, double glazed windows to the side and rear, inset single sink and draining board with pullout spray hose mixer tap, useful understairs utility cupboard which houses the gas fired combination boiler (central heating and hot water purposes), plumbing for the washing machine, double glazed window to the side, power and lighting points. The kitchen then opens out to the rear lobby:

### LOBBY

5'4" x 3'6" (1.64 x 1.07)

Space for an American-style fridge/freezer, uPVC panel and double glazed exit door to outside. Door to WC.

### WC

5'8" x 2'10" (1.75 x 0.87)

Push flush WC, radiator, tiled floor, double glazed window to the side.

### FIRST FLOOR LANDING

Double glazed window to the side, loft access point via pulldown ladders to an insulated loft space. Doors to all bedrooms, bathroom and WC.

### BEDROOM ONE

11'7" x 9'8" (3.55 x 2.96)

Double glazed window to the front, radiator, fitted wardrobes with sliding doors to one wall.

### BEDROOM TWO

13'1" x 8'2" (4.00 x 2.50)

Double glazed window to the rear, radiator, fitted storage cupboard with overhead storage space.

### BEDROOM THREE

9'3" x 8'7" (2.84 x 2.62)

Double glazed window to the front, radiator, fitted overstairs storage cupboard.

### BATHROOM

5'3" x 5'1" (1.61 x 1.55)

Two piece suite comprising shaped bath with glass shower screen, electric shower and mixer tap with handheld shower attachment, separate wash hand basin with tile splashbacks, chrome ladder towel radiator, double glazed window to the rear, extractor fan.

### SEPARATE WC

5'8" x 2'10" (1.75 x 0.87)

Fully tiled with double glazed window to the rear, low flush WC.

### OUTSIDE

To the front of the property there is a presscrete style driveway providing off-street parking for 3/4 cars, decorative gravel beds, access to the front entrance door, pedestrian gated access leading down the right hand side of the property into the rear garden.

### TO THE REAR

Enclosed by timber fencing to the boundary line with an initial decked entertaining space leading onto a high quality artificial lawn for low maintenance with raised gravel beds. To the foot of the plot there is a timber storage shed with power and pedestrian access leads down the side of the property towards the rear. Within the garden there is an external water tap and a lighting pointing.

### GARDEN OFFICE

7'8" x 5'9" (2.36 x 1.76)

Double glazed window to the rear, uPVC double glazed entrance door, power and lighting points.

### DIRECTIONAL NOTES

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed in the direction of Bramcote Park. The property can then be found on the right hand side, set back from the road, identified by our For Sale board (just prior to the Doctors Surgery).



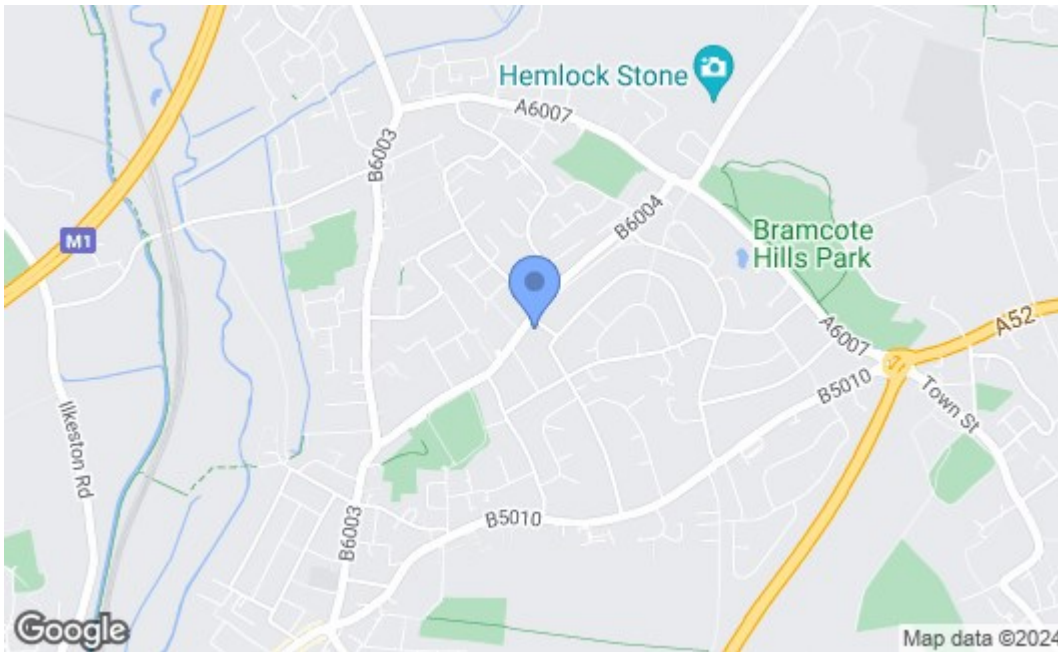
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-placement. 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		58	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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	

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