



Lawrence Street
Stapleford, Nottingham NG9 7FU

A THREE STOREY THREE DOUBLE
BEDROOM TWO BATHROOM TERRACED
HOUSE.

£185,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TARDIS-LIKE SPACIOUS THREE STOREY, THREE DOUBLE BEDROOM, TWO BATHROOM TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

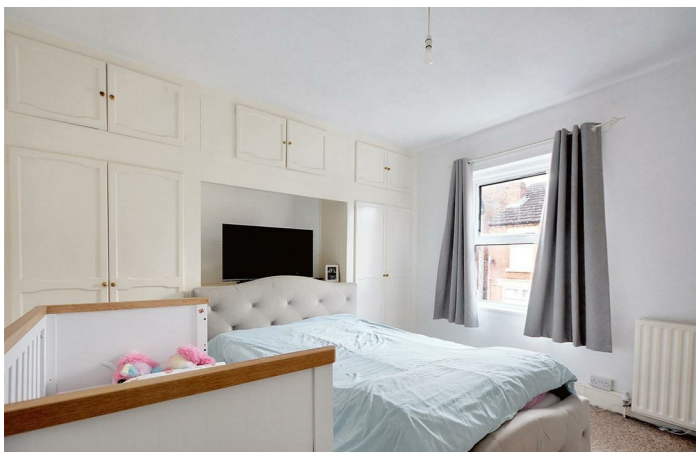
With accommodation over three floors comprising living room, inner lobby, sitting/dining room and breakfast kitchen to the ground floor. The first floor landing provides access to two bedrooms and a family bathroom. A further staircase then provides access to the top floor bedroom with its own en-suite shower room facilities.

The property also benefits from gas fired central heating from combi boiler, double glazing and enclosed garden space to the rear.

The property is located within walking distance of the shops and services in Stapleford town centre. There is also easy access for schooling for all ages, including William Lilley, Fairfield and George Spencer.

For those needing to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



LOUNGE

13'3" x 12'2" (4.05 x 3.72)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, laminate flooring, picture rail, meter box, Adam-style fire surround.

LOBBY

3'1" x 2'8" (0.94 x 0.82)

Laminate flooring, staircase rising to the first floor. Doors to both the front and rear reception rooms.

SITTING/DINING ROOM

13'2" x 11'10" (4.03 x 3.61)

Laminate flooring, radiator, door access back to the inner lobby, telephone point, archway leading through to the kitchen, useful understairs storage space.

BREAKFAST KITCHEN

14'1" x 12'2" (4.30 x 3.71)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Tiled splashbacks, space for cooker with fixed extractor canopy over, corner display shelving, plumbing for washing machine, space for fridge/freezer and additional kitchen appliances, ample space for dining table and chairs, radiator, wall light point, uPVC double glazed window to the rear, uPVC panel and double glazed side exit door to outside, wall mounted gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING

Doors to two of the three bedrooms, separate door access to the bathroom, turning staircase rising to the top floor.

BEDROOM ONE

12'5" x 12'2" (3.79 x 3.71)

Double glazed window to the front, radiator, a range of fitted wardrobes with matching overhead storage cupboards.

BEDROOM TWO

10'2" x 9'6" (3.12 x 2.91)

Double glazed window to the rear, radiator.

BATHROOM

7'3" x 6'11" (2.23 x 2.13)

Three piece suite comprising "P" shaped bath with curved glass shower screen, mixer tap and handheld shower

attachment, wash hand basin with mixer tap, push flush WC. Partial wall tiling, extractor fan, radiator, double glazed window to the front.

SECOND FLOOR LANDING

Door to :

TOP FLOOR BEDROOM

20'2" x 9'10" (6.15 x 3.00)

Two Velux roof windows to the front with views towards Sandiacre, additional double glazed window to the rear overlooking the rear garden, radiator, eaves storage space and door to en-suite.

EN-SUITE

7'8" x 3'1" (2.35 x 0.95)

Three piece suite comprising walk-in tiled shower cubicle with folding glass door and mains shower, wash hand basin with mixer tap with storage cabinet beneath, push flush WC. Fully tiled contrasting walls, double glazed window to the rear, wall mounted bathroom cabinet.

OUTSIDE

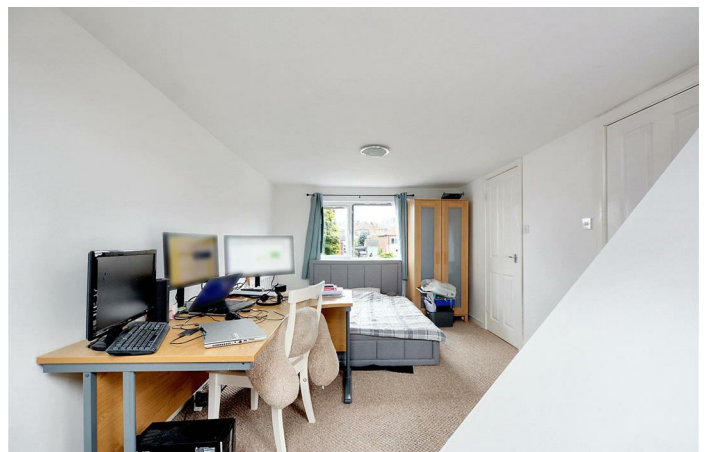
To the front of the property there is pavement access to the front entrance door and side access gate which leads down to the rear garden.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line with an initial paved patio seating area accessed directly from the kitchen back door, wrought iron railings and gate then provides access to a lawn section with shaped pathway providing access to the top of the plot where there is a gravel patio, raised deck and timber storage shed.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow on the hill, passing the entrance to Fairfield School and take a right hand turn onto Brookhill Street. Descend the hill and take an eventual right hand turn onto Lawrence Street. The property can then be found on the right hand side.



Robert Ellis
ESTATE AGENTS



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	80
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.