

3

Bedrooms



1

Bathroom



Three-bedroom detached storey. Locate in a peaceful cul-de-sac. Spacious living room is bathed in light. Modern kitchen with breakfast table. Ground floor double bedroom with French doors opening to the rear garden. Modern three-piece suite bathroom. Two double bedrooms upstairs. Two-piece suite WC. Private rear garden featuring a spacious slab patio. Driveway fit multiple cars. Close to Stapleford town centre. Walking distance to a school.

Nestled in a peaceful cul-de-sac location on Lancaster Avenue, this charming three-bedroom detached storey offers a serene retreat.

As you step into the ground floor, you are greeted by a bright hallway adorned with a full-height double-glazed window, allowing natural light to flood the space. Adjacent to the hallway, the spacious living room is bathed in light, creating a warm and inviting atmosphere. The well-appointed kitchen features ample storage, a washer and dryer, and a cosy breakfast table. Completing the ground floor is a generous double bedroom with French doors opening to the rear garden and a modern three-piece suite bathroom.

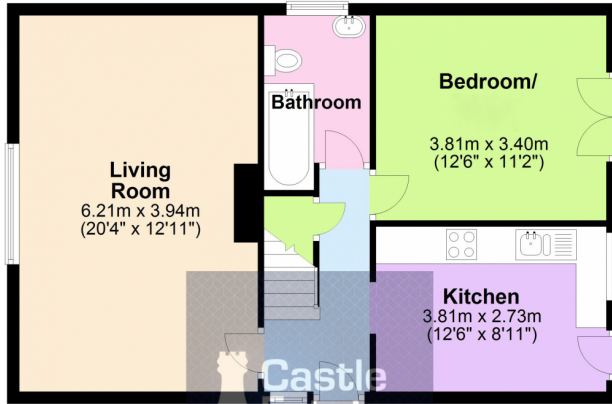
Upstairs, you will find two double bedrooms, each offering ample storage and picturesque views of Cardboard Hill and Cloudside Farm in Sandiacre. Between the bedrooms is a contemporary WC with a stylish white two-piece suite.

The rear garden is thoughtfully landscaped for privacy and low maintenance, featuring a spacious slab patio ideal for entertaining. At the front driveway can accommodate multiple cars comfortably.

Situated in a quiet cul-de-sac, this property is conveniently close to Stapleford town centre, local amenities, and within walking distance to a school rated 'Good' by Ofsted. Don't miss out on this wonderful opportunity. Contact us today!

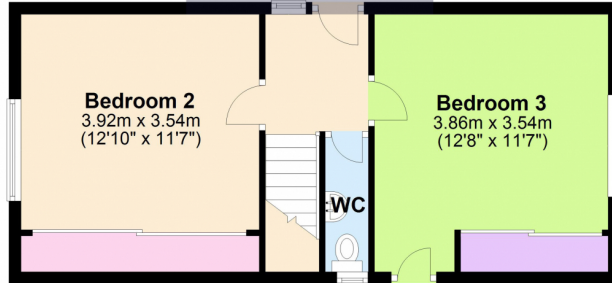
**Ground Floor**

Approx. 60.3 sq. metres (649.0 sq. feet)




**First Floor**

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 101.4 sq. metres (1091.6 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Lancaster Avenue, Stapleford, NG9 7HH

