



Lawrence Street  
Stapleford, Nottingham NG9 7FU

A TWO BEDROOM TWO RECEPTION  
ROOM SEMI DETACHED HOUSE.

**Offers Over £170,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL PERIOD TWO BEDROOM TWO RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED LOCATION.

With accommodation over two floors, the ground floor comprises living room, dining room and kitchen. The first floor landing then provides access to two bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating from recently installed combination boiler, double glazing, generous size kitchen and bathroom, fair size outdoor space to the rear, whilst also being conveniently positioned within easy access of excellent nearby schooling for all ages.

Other points to note is that there are extra wiring points been fitted within the kitchen as part of a re-wire approx completed in 2018, internal insulation in the main bedroom upstairs, as well as a slightly larger than average lounge space due to the removal of the understairs cupboard.

Based on the property's location, it also benefits from easy access to the shops and services in Stapleford town centre, variety of nearby outdoors space (such as Queen Elizabeth Park and Archers Field), for those needing to commute there are good access links nearby to 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. We therefore highly recommend an internal viewing.



## LOUNGE

15'5" × 12'2" (4.70 × 3.72)

UPVC panel and double glazed front entrance door, double glazed window to the front, media points, coving, radiator and door to dining room.

## DINING ROOM

12'5" × 12'3" (3.79 × 3.74)

Double glazed window to the rear, radiator, ample space for dining table and chairs, door and staircase rising to the first floor.

## KITCHEN

13'5" × 6'9" (4.11 × 2.07)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Tiled splashbacks, fitted counter level four ring hob with double oven beneath, decorative tiled splashbacks, double glazed windows to the side and rear, UPVC panel and double glazed exit door to outside and radiator.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point via pulldown ladder to boarded, lit and insulated loft space. Radiator situated at the top of the stairs.

## BEDROOM ONE

12'1" × 11'10" (3.69 × 3.63)

Double glazed window to the front and radiator, internal walls insulated approx 2018.

## BEDROOM TWO

11'10" × 9'3" (3.62 × 2.84)

Double glazed window to the rear, radiator and coving.

## BATHROOM

12'11" × 6'8" (3.94 × 2.05)

A spacious room comprising a three piece suite which includes a panel bath with shower over, push flush WC and inset oval bowl wash hand basin with worktop space surrounding and storage cabinets/drawers beneath. Double glazed windows to both the side and the rear. Partial wall tiling, tile effect vinyl flooring and radiator.

## OUTSIDE

To the front of the property there is a pedestrian access leading down the right hand side of the property into the rear garden.

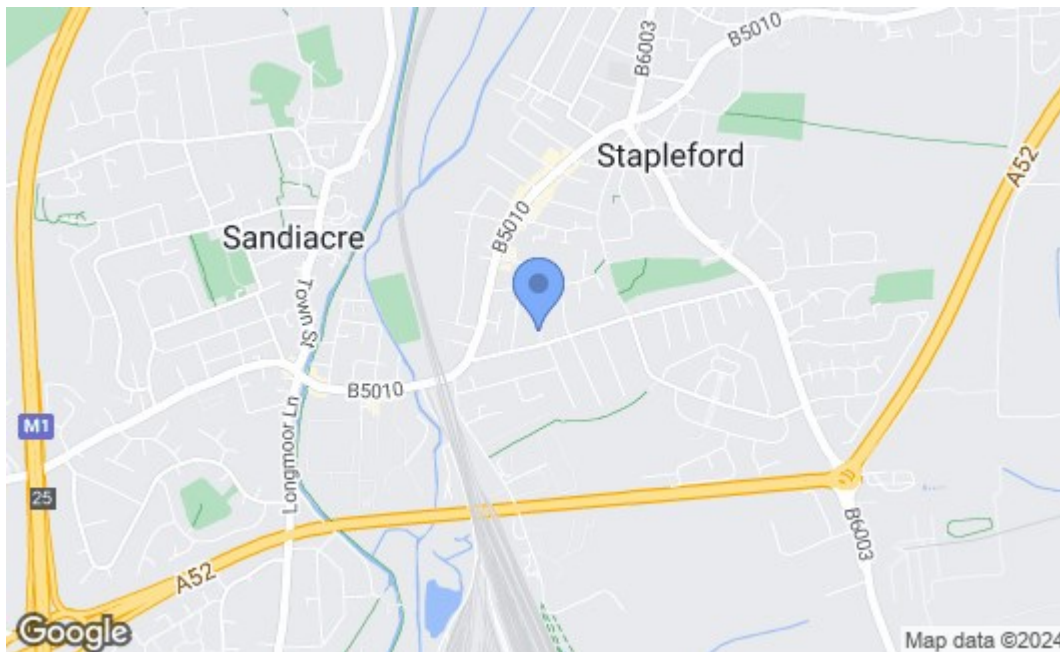
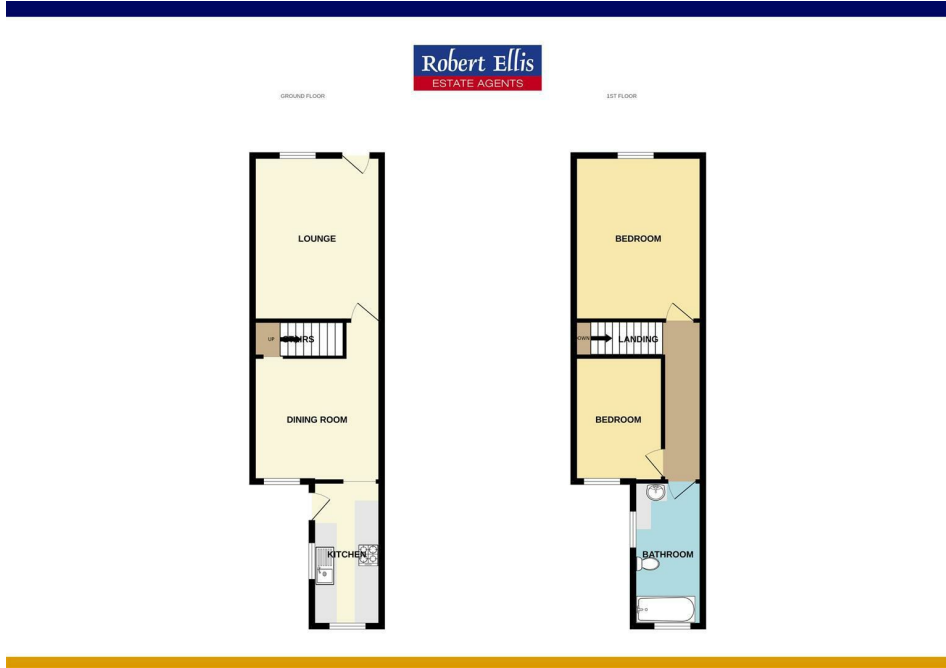
## TO THE REAR GARDEN

An initial block paved patio seating courtyard style area accessed directly from the kitchen double glazed door. This then leads out to the main part of the garden which is lawned and has planted borders housing a variety of bushes and shrubbery to the boundary line. The garden is enclosed by timber fencing and brick wall to the boundary line, and has a block paved pathway providing access to the foot of the plot.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed over the brow of the hill, passing the entrance to Fairfield School, and turn right onto Brookhill Street. Descend the hill and take an eventual right hand turn onto Lawrence Street where the property can be found on the left hand side identified by our For Sale board. Ref: 8027NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.