



Aspley Lane  
Aspley, Nottingham NG8 5RU

**£310,000 Freehold**

A TRADITIONAL BAY FRONTED  
EXTENDED THREE BEDROOM TWO  
BATHROOM DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 35 YEARS THIS NOW EXTENDED TRADITIONAL BAY FRONTED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, kitchen with useful storage pantry, living room, sitting room, dining room, utility room and shower room. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from a combination boiler, double glazing, off-street parking, detached garage and enclosed garden to the rear.

The property is located favourably within this popular residential area close to excellent nearby schooling, parade of local shops and amenities, easy access to both hospitals and nearby transport links such as the A52, M1, tram stop and localised routes to all nearby areas.

We believe that the property would make an ideal long term family home. We highly recommend an internal viewing.



## PORCH

6'4" x 1'6" (1.95 x 0.47)

uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows to either side of the door. Opening through to the entrance hall.

## HALL

8'7" x 7'8" (2.63 x 2.35)

Turning staircase rising to the first floor with decorative spindle balustrade, radiator, access through to the lounge, panel and glazed door into the kitchen.

## KITCHEN

9'9" x 8'2" (2.98 x 2.51)

Comprises 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 central swan neck mixer tap. Fitted Neff four ring gas hob with extractor over and oven beneath, integrated dishwasher, glass fronted crockery cupboards, tiled splashbacks, tiled floor, radiator, double glazed window to the side (with fitted roller blind), spotlights, uPVC panel and double glazed exit door to outside. Panel and glazed door to the understairs pantry cupboard.

## PANTRY

Equipped with shelving, mains lighting, tiled floor, window to the side (not double glazed).

## LIVING ROOM

13'11" x 11'3" (4.25 x 3.44)

Double glazed bay window to the front, spotlights, radiator. Opening through to the sitting room, opening back through to the hallway. Feature fire surround incorporating coal effect fire, media points.

## SITTING ROOM

9'10" x 9'8" (3.02 x 2.97)

Opening back through to the lounge, radiator, spotlights, sliding double glazed patio doors through to the dining room.

## DINING ROOM

13'1" x 8'5" (4.01 x 2.57)

Extension of the main property approximately 20 years ago. Sloping tiled ceiling, spotlights, radiator, tiled floor, double glazed windows to the rear, double glazed French doors opening to outside.

## UTILITY ROOM

8'2" x 4'6" (2.49 x 1.39)

With plumbing for washing machine, space for tumble dryer, space for full height fridge/freezer, roll top work surface space, fixed shelving, spotlights, loft access void, wall mounted "Baxi" gas fired combination boiler (for central heating and hot water purposes). Door to shower room.

## SHOWER ROOM

3'5" x 2'9" (1.05 x 0.85)

Modern white three piece suite replaced approximately 5-6 years ago, with a tiled and enclosed shower cubicle with glass shower screen/door and dual attachment mains shower. Wash hand basin with mixer tap, corner push flush WC. Fully tiled walls and floor, chrome heated ladder towel radiator, double glazed window to the rear.

## LANDING

Double glazed window to the side. Doors to all bedrooms, bathroom and WC. Loft access point with pulldown loft ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE

13'10" x 11'4" (4.24 x 3.46)

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

## BEDROOM TWO

11'5" x 10'0" (3.48 x 3.05)

Double glazed window to the rear overlooking the rear garden, radiator, a range of fitted wardrobes to one wall with attached desk space and shelving above.

## BEDROOM THREE

7'8" x 6'3" (2.35 x 1.91)

Double glazed window to the front, radiator, fitted mirror fronted wall hung storage cabinet and drawers beneath.

## BATHROOM

7'8" x 5'10" (2.35 x 1.78)

Panel bath with glass shower screen, tiled splashbacks, mixer tap and electric shower, wash hand basin with mixer tap and storage cabinets beneath. Wall mounted mirror fronted bathroom cabinet, double glazed window to the rear, chrome heated ladder towel radiator, extractor fan.

## SEPARATE WC

5'1" x 2'8" (1.55 x 0.83)

Push flush WC, tiling to dado height, tiled floor, double glazed window to the side.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking for several cars and vehicles. Decorative gravel edge borders, dwarf brick boundary wall to the boundary lines. Access down the left hand side of the property leading through to the rear where there is an enclosed generous garden space with patio, lawn with planted borders housing a variety of bushes and shrubbery, stepped access to a raised part of the garden to the rear where a further patio area and timber storage shed can be found. External lighting point and water tap.

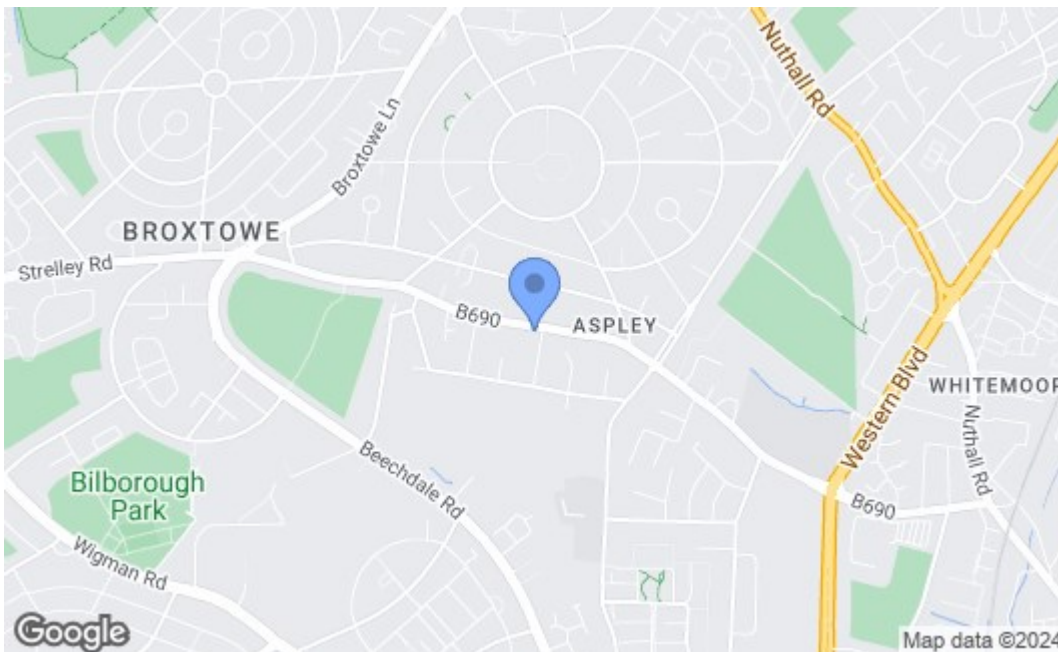
## DETACHED GARAGE

Pitched roof, two windows to the side, double doors to the front.

## DIRECTIONAL NOTE

Leave Stapleford along Coventry Lane heading in the direction of Strelley. Continue over the Balloon Wood traffic lights and over the mini roundabout adjacent to Bilborough College. Continue to the traffic junction and take a right hand turn. Pass Asda food store and at the next mini traffic island continue straight over onto Aspley Lane and the property can be found on the right hand side, identified by our For Sale board. Ref: 8235NH





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 60                      |           |
| (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.