



**Bessell Lane**  
**Stapleford, Nottingham NG9 7BX**

A DETACHED, DOUBLE FRONTED TWO  
BEDROOM BUNGALOW WITH DRIVEWAY  
AND GARAGE TO REAR

**£225,000 Freehold**





A DETACHED, DOUBLE FRONTED TWO BEDROOM BUNGALOW WITH DRIVEWAY AND GARAGE TO REAR.

Robert Ellis are pleased to bring to the market this double fronted, two bedroom detached bungalow positioned on a generous overall corner plot with driveway and garaging to the rear.

The property benefits from gas central heating, extended accommodation and provides easy access to the nearby towns of Stapleford and Sandiacre, both well served with amenities, transport links, schooling and shopping facilities.

The single level accommodation comprises a spacious entrance reception hallway, two double bedrooms to the front, living room, dining room, kitchen with pantry and bathroom completing the accommodation.

The property would ideally suit those looking to downsize to a single level property, yet have the conveniences of the local shops and services within the nearby towns of Stapleford and Sandiacre and as previously mentioned, this includes Lidl supermarket, various eateries and public transport such as the 14 bus services situated nearby on Derby Road.

There is also easy access to the Nottingham Electric Tram terminus, A52 for Nottingham and Derby and M1 J25.

For those liking outdoor walks, there is easy access to open countryside and the canal footpaths.

We therefore highly recommend an internal viewing.





### Entrance Hallway

16'6" x 6'5" approx (5.05m x 1.96m approx)

Composite and double glazed front entrance door, radiator with display cabinet, coving, loft access point with pull down loft ladders to a partially boarded, lit and insulated loft space, telephone point, useful storage cupboard with shelving and doors to:

### Lounge

14'6" x 11'7" approx (4.42m x 3.55m approx)

Double glazed window to the side with fitted blinds, electric ceiling fan, radiator, TV point, feature Adam style marble fire surround with inset gas fire, double doors and open to:

### Dining Room

11'10" x 11'5" approx (3.62m x 3.49m approx)

Double glazed window to the side with fitted blinds, electric ceiling fan, radiator, central free standing electric fire and UPVC door to the courtyard garden.

### Kitchen

11'4" x 7'5" approx (3.45m x 2.26m approx)

The kitchen is equipped with a range of matching base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and drainer with central swan neck mixer tap, plumbing for a washing machine and slimline dishwasher and space for a fridge freezer, gas cooker point, radiator, double glazed window to the side, split stable style composite door opening out to the courtyard, wall mounted central heating control system and door to useful pantry with shelving.

### Bedroom 1

11'7" x 11'5" (3.54 x 3.49)

Double glazed window to the front with fitted roller blind and radiator.

### Bedroom 2

9'6" x 9'4" approx (2.9m x 2.87m approx)

Double glazed window to the front with fitted roller blind and radiator.

### Bathroom

7'3" x 6'4" approx (2.23m x 1.95m approx)

The bathroom comprises of a four piece suite with separate tiled and enclosed shower cubicle with Mira shower, panelled bath with central mixer tap and hand held shower attachment, wash hand basin and low flush w.c. Fully tiled walls, heated towel radiator, blow heater, double glazed window to the rear with fitted blinds and extractor fan.

### Outside

To the front of the property there is a gated pedestrian access and shaped pathway leading to the front entrance door. The front garden is designed for relatively straight forward maintenance, being decorated with coloured gravel shingles and a variety of mature bushes and shrubbery. There is also external lighting points and open access leading down the right hand side of the property with the continuation of the decorative coloured shingles. A paved pathway then leads to the driveway which is accessed from Midland Avenue. To the rear there is an enclosed, paved courtyard style garden, ideal for entertaining and low maintenance, with outside water tap. There is an external boiler house housing the floor mounted Glow Worm central heating boiler. A side access gate then leads back round to the front with timber storage shed and personal access door to the garage.

### Garage

21'7" x 8'7" approx (6.59m x 2.64m approx)

Electric garage door, power and lighting points.

### Directions

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre taking the eventual left hand turn, after the turning for Brookhill Street, but prior to the bridge onto Bessell Lane. The property can then be found on the left hand side situated on the corner of Bessell Lane and Midland Avenue.

### Council Tax

Broxtowe Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

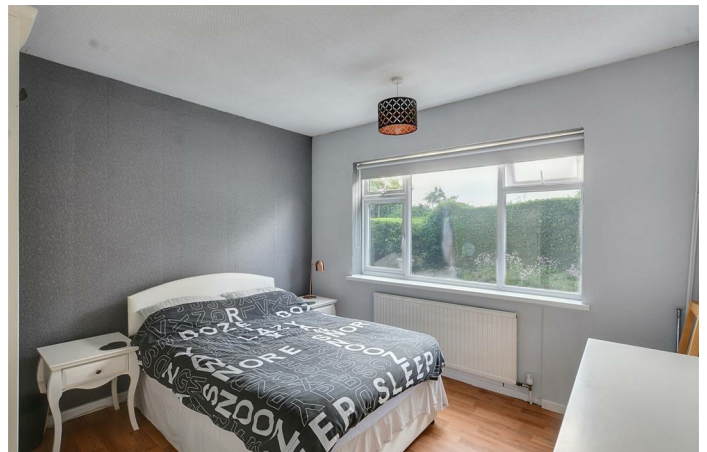
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

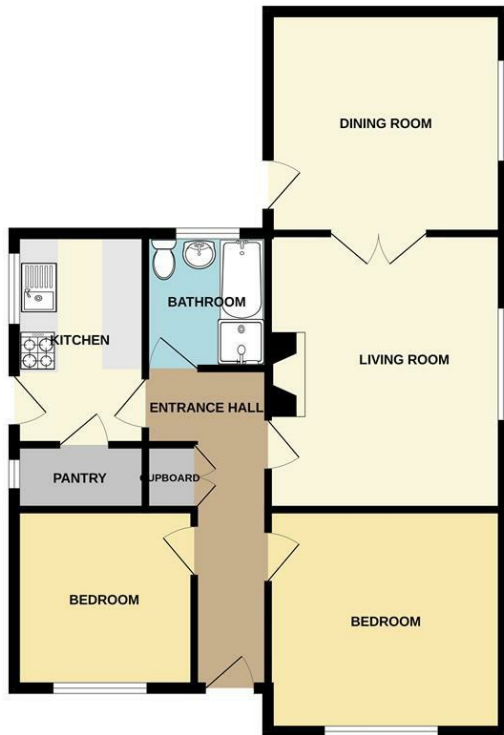
Non-Standard Construction – No

Any Legal Restrictions – No

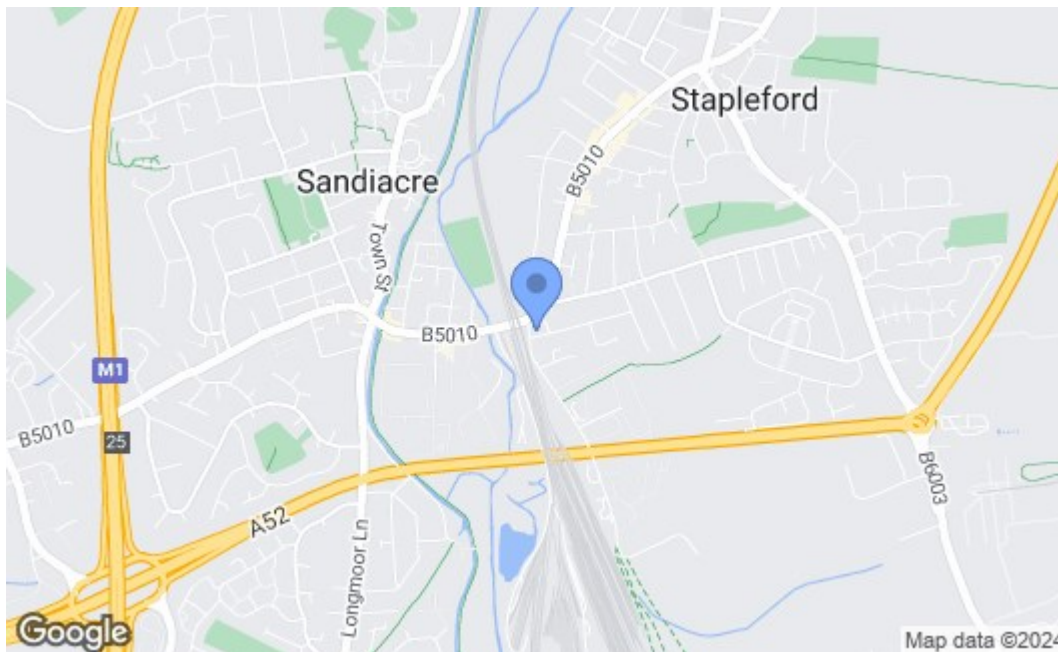
Other Material Issues – No



GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
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-statement. 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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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>		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	

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