



Grenville Drive  
Stapleford, Nottingham NG9 8PD

**£225,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





A traditional bay fronted three bedroom semi detached house.

The current owners have improved the property over the years with a replacement roof, replacement uPVC double glazed windows, upgraded electrics, upgraded the central heating with a gas combination boiler and had a conservatory built in 2017 which benefits from electric underfloor heating.

The surprisingly spacious accommodation comprises entrance hall, lounge open to a separate dining room, modern fitted breakfast kitchen which gives access to the conservatory to the rear. There is a ground floor lobby leading off the dining room and this gives access to the bathroom. Rising to the first floor, the landing provides access to three well proportioned bedrooms (bedroom one has the benefit of an en-suite cloaks/WC).

The property has the benefit of off-street parking to the front and enjoys a particularly good size rear garden, decked area, lower garden laid to lawn with mature shrubs and fruit trees, and backs onto school playing fields.

Situated on this no-through road in this popular residential suburb, great for families and commuters alike. Albany Junior School is a short walk away, as is the soon to be completed sports and community hub on Hickings Lane, offering a 21st century multi-use facility. There is a regular bus service on Hickings Lane. Stapleford town centre is within easy reach and for those looking to commute further afield, the A52 is a short drive away which links Nottingham and Derby, including Beeston, Nottingham University and Queen's Medical Centre, as well as Junction 25 of the M1 motorway.

This property will suit first time buyers and young families and a viewing is recommended to appreciate the size of the accommodation and gardens on offer.



### ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor, door to lounge.

### LOUNGE

12'5" x 11'10" (3.8 x 3.63)

Radiator, double glazed bay window to the front, open to dining room.

### DINING ROOM

10'5" x 8'6" (3.18 x 2.60)

Radiator, door to inner lobby, door to kitchen.

### INNER LOBBY

Wall mounted gas combination boiler (for central heating and hot water), understairs store cupboard, door to bathroom.

### BATHROOM

7'6" x 5'2" (2.3 x 1.58)

Three piece suite comprising wash hand basin within a vanity unit, low flush WC, "P" shaped shower bath with shower over. Radiator, double glazed window.

### BREAKFAST KITCHEN

15'3" x 7'8" (4.65 x 2.34)

A modern Shaker-style range of fitted wall, base and drawer units, with square edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, gas hob and extractor hood over. Plumbing and space for washing machine and further appliance space. Double glazed window to the side, double glazed window and door leading to the conservatory.

### CONSERVATORY

11'1" x 9'6" (3.4 x 2.9)

uPVC double glazed construction with radiator and electric underfloor heating. Double glazed French doors leading to the rear garden.

### FIRST FLOOR LANDING

Doors to bedrooms.

### BEDROOM ONE

10'9" x 10'8" (3.30 x 3.27)

Radiator, double glazed window to the front, door to en-suite.

### EN-SUITE

Housing a two piece suite comprising wash hand basin and low flush WC, double glazed window.

### BEDROOM TWO

12'5" x 8'6" (3.8 x 2.60)

Radiator, double glazed window to the rear.

### BEDROOM THREE

8'6" x 6'4" (2.61 x 1.94)

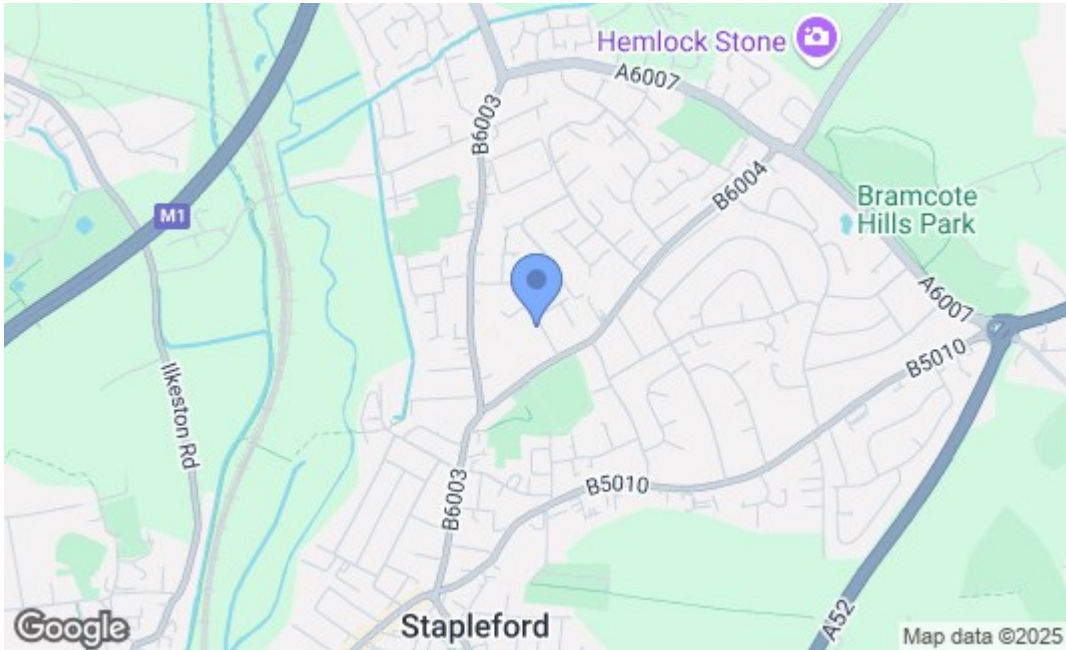
Radiator, double glazed window to the rear.

### OUTSIDE

The property has enclosed boundaries to the front with a small garden area with shrubs. Wrought iron gates lead to off-street parking for one vehicle. At the side is a pedestrian pathway with gate leading to the rear garden. The rear garden is generous in size with a raised timber decked terraced area beyond the conservatory with steps leading to the main garden with lawn and a variety of mature trees, shrubs and various plants. The trees include plum, apple and cherry tree. There is also a soft fruit area.







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		
England & Wales 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		
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.