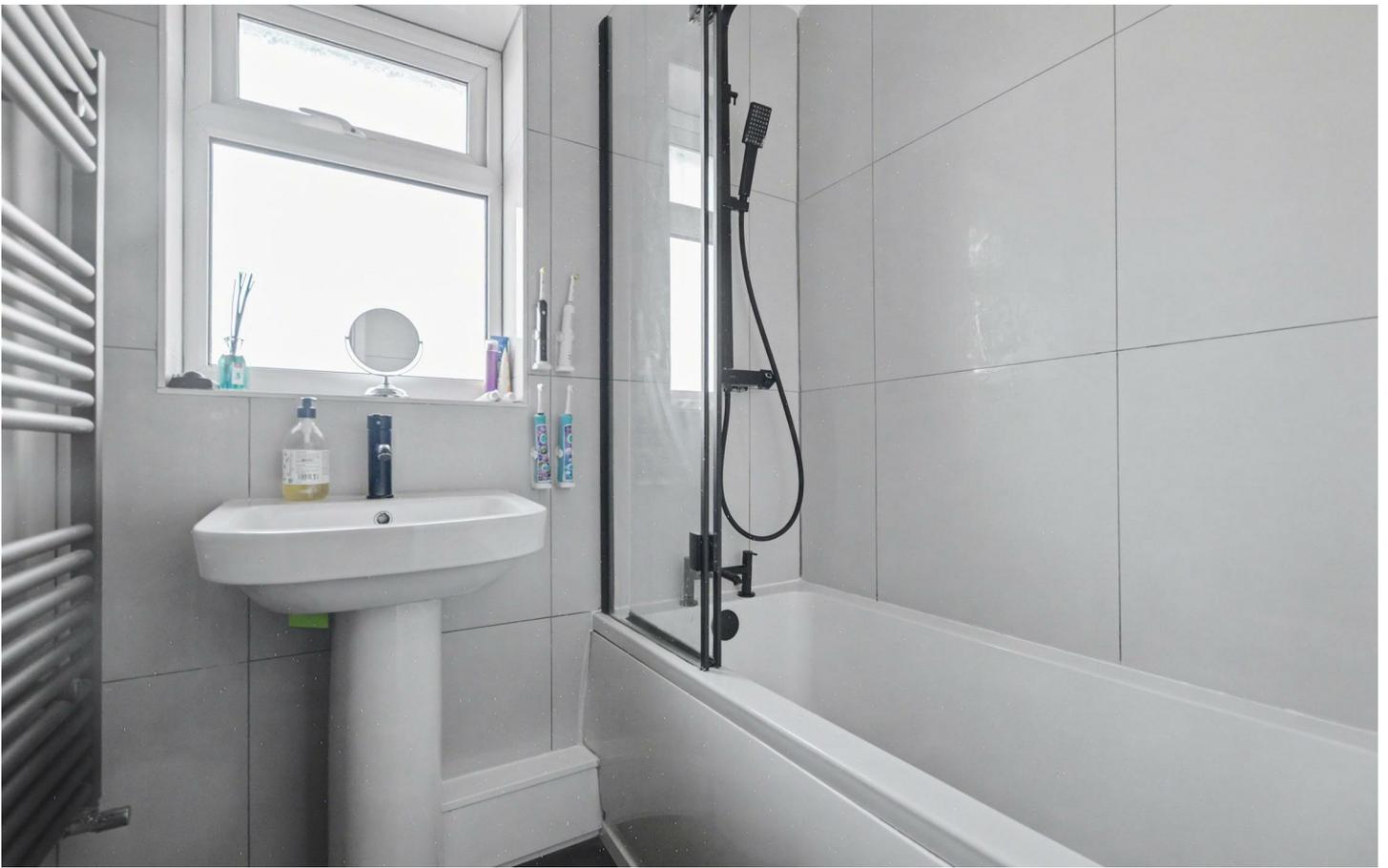




**Montrose Court**  
**Stapleford, Nottingham NG9 8LJ**

**£189,995 Freehold**

A WELL PRESENTED FAMILY SIZE THREE  
BEDROOM END TOWN HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WELL PRESENTED READY TO MOVE INTO FAMILY SIZE THREE BEDROOM END TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, separate dining room, kitchen and rear utility room. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing and "L" shaped detached brick built garage to the rear of the plot.

The property is located within walking distance of the local convenience store. There is also easy access to excellent outdoor amenities such as the Hickings Lane Football Academy and play park, Ilkeston Road Recreation Ground with its recently upgraded and installed bicycle track, Hemlock Stone and Bramcote Hills Park. New Stanton Park is only a short drive away and this includes McDonalds and (coming soon) Starbucks.

Nearby is excellent schooling for all ages, shops, services and amenities in the nearby town centre and a great selection of transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.



## ENTRANCE HALL

12'3" x 5'7" (3.75 x 1.72)

uPVC panel and double glazed front entrance door with double glazed window adjacent to the door, wall mounted 'Hive' controlled thermostat, radiator with display shelving above, decorative wood spindle balustrade, useful downstairs store closet.

## LIVING ROOM

14'10" x 10'10" (4.54 x 3.31)

Double glazed window to the front, media points, radiator with display shelving above, open exposed brickwork chimney breast with a concrete hearth.

## DINING ROOM

8'11" x 8'1" (2.74 x 2.47)

Sliding double glazed patio doors opening out to the rear garden, radiator. Doors back through to the living room and also the kitchen.

## KITCHEN

11'6" x 9'6" (3.51 x 2.90)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating circular bowl sink unit with draining board and swan-neck mixer tap. Decorative tiled splashbacks, space for cooker with curved extractor hood over, space for plumbing for the slimline dishwasher, further space for full height fridge/freezer, double glazed window to the rear, panel and glazed door leading through to the utility room.

## REAR UTILITY ROOM

14'2" x 4'6" (4.32 x 1.38)

A further selection of base storage cupboards with roll top work surfaces, the rear work surface incorporates a single sink and draining board with hot and cold mixer tap and tiled splashbacks. Plumbing for the washing machine, space for further kitchen appliances such as fridge/freezer or tumble dryer, double glazed uPVC door leading to outside, two additional windows to the side.

## FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and separate WC. Decorative wood spindle balustrade and loft access point via wooden pull-down loft ladders to a half-boarded, lit and insulated loft space.

## BEDROOM ONE

11'10" x 10'11" (3.61 x 3.34)

Double glazed window to the front overlooking the local green, radiator, wall light point.

## BEDROOM TWO

11'11" x 7'9" (3.65 x 2.38)

Double glazed window to the rear overlooking the rear garden

and woodland in the background, radiator, range of fitted wardrobes and additional boiler closet housing the gas fired combination boiler for central heating and hot water purposes.

## BEDROOM THREE

8'8" x 8'2" (2.66 x 2.51)

Double glazed window to the front overlooking the green area beyond, radiator, useful storage cupboard.

## BATHROOM

5'4" x 4'9" (1.63 x 1.47)

Modern white two piece suite comprising panel bath with glass shower screen, central mixer tap and dual attachment mains shower over, wash hand basin with mixer tap. Tiling to the walls, double glazed window to the rear, extractor fan, ladder towel radiator.

## SEPARATE WC

3'8" x 2'9" (1.14 x 0.85)

Housing a hidden cistern push flush WC, tiling to the walls, double glazed window to the rear.

## OUTSIDE

To the front of the property there is a lawn with well established flowerbeds and borders housing a selection of mature bushes and shrubbery. Paved pathway providing access to the front entrance door.

## TO THE REAR

The rear garden is of a good overall proportion, split into various sections. With an initial paved patio seating area (ideal for entertaining) which leads onto a decorative gravel bed housing a variety of bushes to the left hand border. A paved pathway continues under a covered canopy providing access to the second part of the garden which is lawned with planted flowerbeds to either side, also housing a vast array of bushes and shrubbery. The pathway continues leading to the rear pedestrian gate beyond the personal access door to the garage. Within the garden there is an external water tap, power and lighting points.

## GARAGE

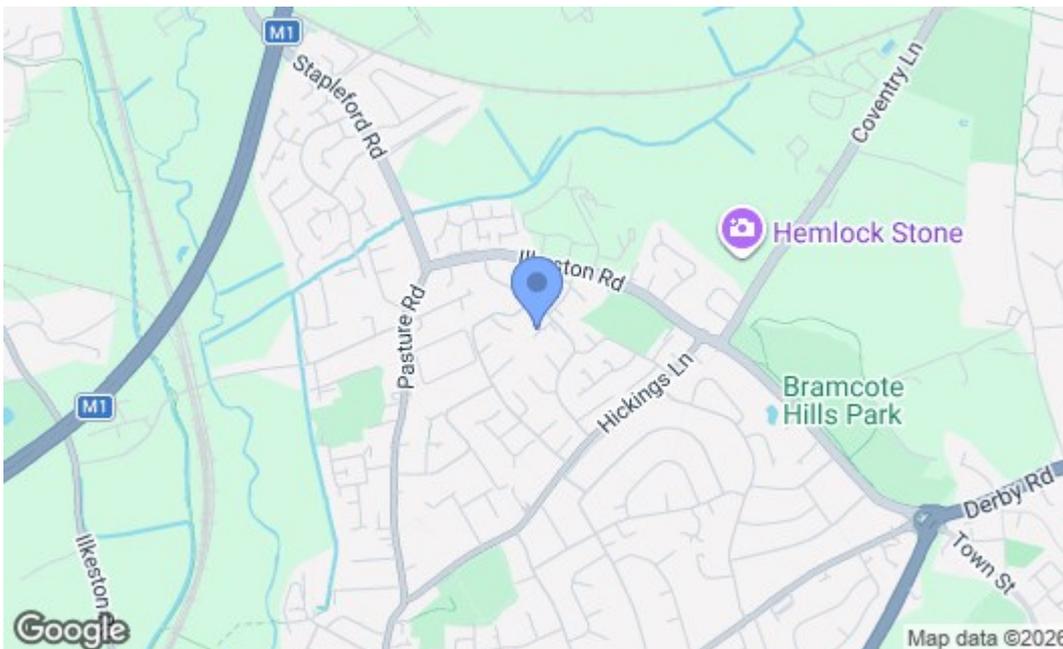
17'7" x 11'11" reducing to 8'2" (5.38 x 3.65 reducing to 2.49)

Up and over door to the front, personal access door to the side, separate workshop area.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Take a third left hand turn onto Melbourne Road following the road and taking the left fork into the continuation of Melbourne Road before turning left onto Montrose Court where the property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(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>			
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.