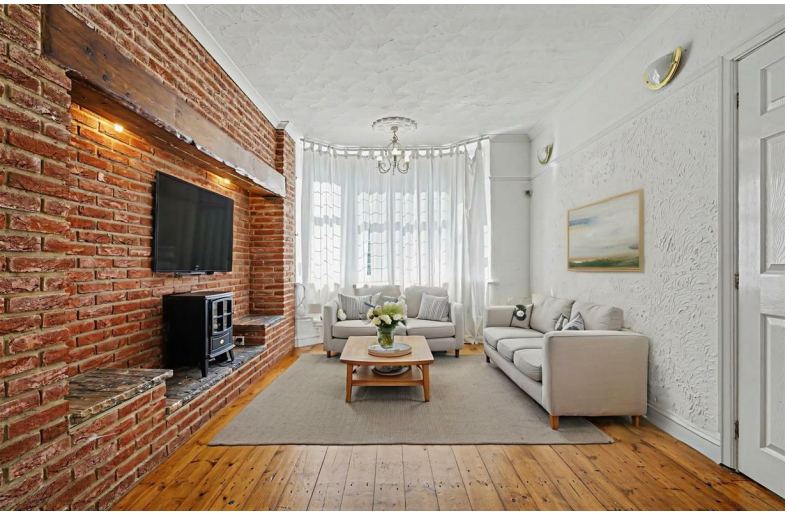
Robert Ellis

look no further. . .







Hickings Lane
Stapleford, Nottingham NG9 8PF

A THREE BEDROOM SEMI DETACHED HOUSE.

£299,950 Freehold

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SITUATED ON A LARGER THAN AVERAGE CORNER PLOT IS THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

Situated in an enviable position with larger than average gardens on a plot size of 0.13 of an acre. A particular standout feature is to the rear of the plot where there is a detached brick built double garage large enough for two cars and a workshop area, with parking in front for three cars. There is also ample unrestricted parking on the road. The gardens and grounds offer a good degree of privacy and sit opposite Hickings Lane Recreation Ground which has recently been re-developed to provide a first class sports and community hub. Albany Junior School is also a short walk from the property.

This spacious property comes to the market in a ready to move into condition with gas fired central heating served from a combination boiler, an open plan through lounge/diner and two conservatories.

Hickings Lane is a prime residential address within Stapleford which is a small town set between Nottingham and Derby. The town centre offers a good variety of shops and facilities, and there are local supermarkets including Aldi, Co-Op and Sainsburys Local all within easy reach. There are also schools for all ages close to the property and good transport links.

Offered for sale with NO CHAIN, this versatile property is ideal for families and viewing is recommended.





ENTRANCE HALL
14'8" x 6'5" (4.48 x 1.97)
uPVC double glazed window and front entrance door, radiator, stairs to the first floor. Doors to living room and kitchen.

LIVING ROOM
26'10" x 10'9" (8.18 x 3.30)
Originally two reception rooms and now opened up to make a large social space, ideal for dining and living. The front reception area has an Inglenook-style fireplace with concealed lighting, radiator, double glazed window to the front. The rear reception area has an inset cast iron multi-fuel burner, radiator, French doors opening to a conservatory.

CONSERVATORY ONE
9'2" x 6'11" (2.8 x 2.12)
uPVC double glazed windows and French doors opening to the rear garden.

KITCHEN
13'5" x 6'5" increasing to 7'9" (4.10 x 1.96 increasing to 2.37)
Incorporating a fitted range of wall, base and drawer units with work surfacing and inset 1½ bowl ceramic sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Under-counter space for fridge and freezer. Space and plumbing for washing machine, radiator. The kitchen and conservatory two are linked by an opening giving an open plan feel. Doors leading to the understairs store cupboard housing the wall mounted gas combination boiler (for central heating and hot water).

CONSERVATORY TWO
11'9" x 10'2" (3.60 x 3.12)
An ideal space for dining with radiator, uPVC double glazed windows. Door to garden.

FIRST FLOOR LANDING
Double glazed window. Doors to bedrooms and bathroom.

BEDROOM ONE
12'11" x 10'11" (3.94 x 3.33)
Radiator, double glazed window to the front.

BEDROOM TWO
12'3" x 9'10" (3.75 x 3)
Fitted wardrobes with eye level units, radiator, double glazed window to the rear.

BEDROOM THREE
7'6" x 6'5" (2.31 x 1.98)
Eye level fitted units, double glazed window to the front.

BATHROOM
7'8" x 6'5" (2.34 x 1.96)
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC and tiled-in bath with mixer shower attachment over. Tiling to walls, heated towel rail, built-in airing cupboard and double glazed window.

Outside
The property is situated on a larger than average corner plot set back from Hickings Lane with a deep walled-in front garden laid to ornamental pebbles inset with a variety of shrubs and specimen trees. There is a wrought iron pedestrian gate and pathway leading to the front door. There is a pathway at the side of the property with further wrought iron gate opening to a side garden finished with cobbled brick pathway with a raised planter. There is a further timber pedestrian gate giving access to Grenville Road. The rear gardens offer generous space and hard landscaped with paving and cobbled bricks with further ornamental trees and shrubs. There is a timber constructed gazebo and at the foot of the plot is a further pedestrian gate giving access to a double width driveway providing off-street parking for up to 3 cars and access to the garage.

DOUBLE GARAGE
17'5" deep x 21'7" wide (5.33 deep x 6.58 wide)
Large double garage with space for two cars and a workshop area. Up and over double door, two windows and uPVC door to garden. Light and power.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.













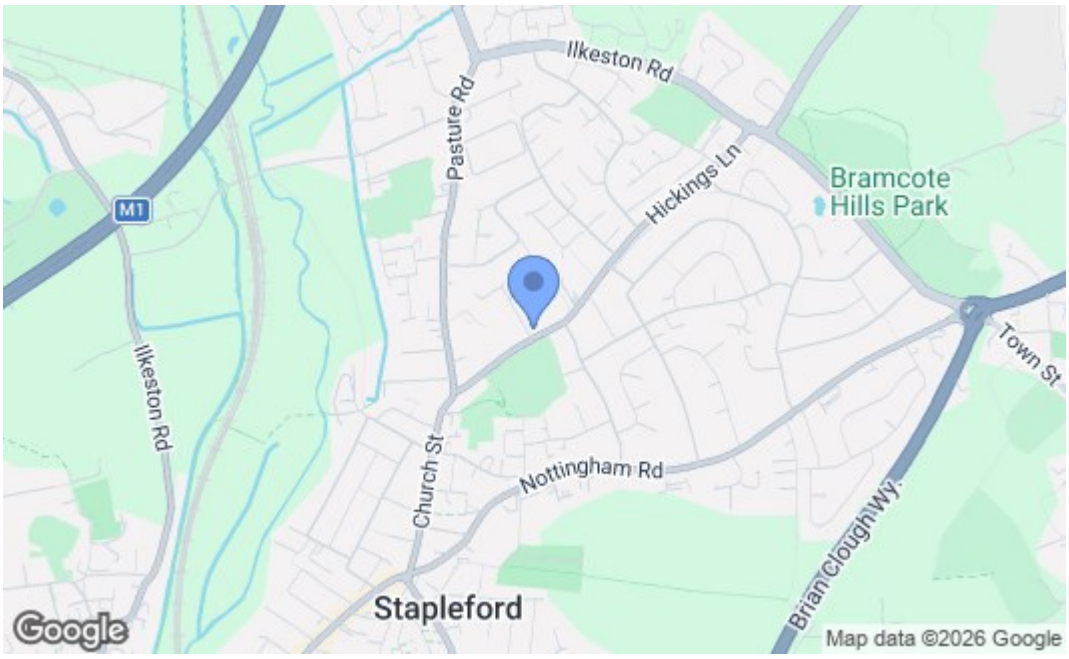

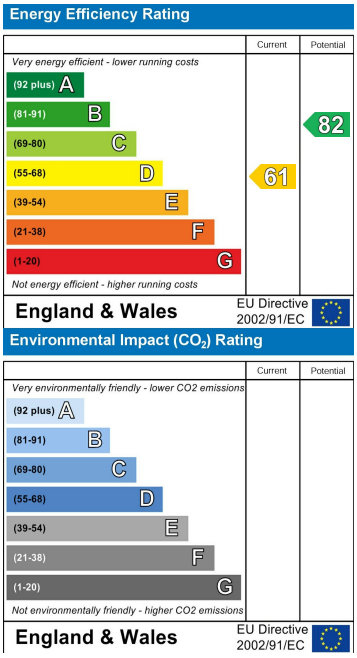

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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