



**Kelvin Close, Stapleford, Nottingham, NG9 7DF**  
£240,000 Freehold

  
**MARTIN&CO**

# Kelvin Close, Stapleford

2 Bedrooms, 1 Bathroom

£240,000

- Two Bedroom Detached Bungalow
- Recently Renovated
- Landscaped, Low Maintenance South-Facing Rear Garden
- Driveway
- Cul-De-Sac Setting
- Fantastic Location
- Newly Installed Boiler

Having undergone a programme of renovation by the current owner, this well presented two bedroom detached bungalow is situated on a flat cul-de-sac just a short walk from the centre of Stapleford. The property briefly comprises of an entrance hall, reception room, fitted kitchen, two bedrooms and a bathroom and offers a modern finish throughout. Externally, the bungalow enjoys a private a newly landscaped, low maintenance south facing rear garden with raised decking and a driveway provides ample off road parking.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external uPVC door with opaque window, fitted carpet, loft hatch and ceiling light.

**LIVING ROOM** 16' x 10' 2" (4.88m x 3.1m) With a uPVC double glazed bow window to the front elevation, fitted carpet, wall mounted radiator and ceiling light.

**KITCHEN** 10' 11" x 9' 2" (3.33m x 2.79m) Comprising of a range of high and low level units with a rolled edge worktop over with upstand incorporating a one and quarter bowl stainless steel sink and drainer, integrated electric oven, hob and extractor hood over, stainless steel splashback, wall mounted radiator, uPVC double glazed window to the rear elevation and door to the rear garden, floor tiling and ceiling light.

**MASTER BEDROOM** 13' 11" x 8' 9" (4.24m x 2.67m) With uPVC double glazed French Doors leading out to the raised decking and rear garden, fitted carpet, wall mounted electric fire, wall mounted radiator and ceiling

light.

**BEDROOM TWO** 7' 9" x 7' 7" (2.36m x 2.31 m) With wood effect laminate flooring, uPVC double glazed window to the front elevation and ceiling light.

**BATHROOM** Comprising of a panelled bath with a mains fitted chrome mixerbar shower over, low flush w.c., vanity wash hand basin, ceramic floor and wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the side and ceiling light.

**EXTERNAL** The property occupies a fantastic plot enjoying a private, south facing rear garden with a new raised decking area with electrically operated awning, artificial lawn and gravelled areas, fenced boundary and gate access. The front garden is mainly gravelled with a wall and hedge boundary and a driveway providing ample off road parking.

**LOCATION** The property is situated on a flat cul-de-sac just a short walk from Stapleford high street where

you can find an array of local amenities including shops, bars, bistros and restaurants. There are also many fantastic local walks nearby including the Erewash Canal and the bungalow is well served by both public transport with the nearest bus stop being just 0.11 miles away and the NET Park & Ride at Toton just over 1 mile and also key link roads including the A52 for Nottingham & Derby and the M1 at Junction 25.









## Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG  
T: 0115 9225555 • E: beeston@martinco.com

# 0115 9225555

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.