



### 3 bed semi-detached house to buy in NG9

Gainsborough Close, Stapleford, Nottingham, Nottinghamshire, NG9 7HX

**£190,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Fantastic Opportunity to Renovate & Add Value
- ✓ Spacious Living Room & Separate Dining Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction in connection with Walters Property are Proud to Present this Fantastic Opportunity to Renovate, Modernise & Add Value!

This three-bedroom home offers well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to personalise a property to suit their own style. The property would benefit from general redecorating and some cosmetic improvements, allowing the next owner to refresh the space and make it their own.

The home has been well cared for over the years and provides a practical layout including a spacious living room, separate dining room and three bedrooms, with a kitchen and family bathroom that could be modernised to increase property value.

Importantly, the boiler has been serviced annually, with the most recent service carried out at the beginning of March.

Outside, the property benefits from a generous rear garden, garage, additional shed storage and a private driveway providing convenient off-road parking.

Living Room 3.92m x 3.08m (12'10" x 10'1")

Positioned at the front of the property, the living room provides a comfortable main reception space with good proportions for sofas and additional furnishings. A front aspect uPVC window allows light into the room with a radiator positioned beneath it. The room also benefits from newly installed low-profile USB plug sockets, offering convenient charging points. A fireplace creates a focal point within the space, and an archway leads directly through to the dining room.

Dining Room 3.29m x 2.71m (10'10" x 8'11")

Located at the rear of the property, the dining room connects well with the main living area via the archway. A large uPVC patio door opens directly onto the garden patio, creating an easy link between the indoor and outdoor space. The room comfortably accommodates a dining table and chairs and includes a large radiator along the side aspect wall. A separate internal door provides access through to the kitchen.

Kitchen 3.28m x 2.30m (10'9" x 7'7")

The kitchen offers a practical layout with a range of cupboards and worktop space for food preparation. A side aspect uPVC window provides natural light to the room, while a uPVC rear door gives direct access to the garden. The kitchen includes a cooker with hob positioned beneath a standalone extractor hood and has plumbing in place for a washing machine. The boiler is housed neatly within a cupboard and has been regularly serviced, with the most recent service carried out in March. The gas safety certificate is available upon viewing.

Master Bedroom 3.94m x 3.00m (12'11" x 9'10")

The master bedroom is a spacious double room positioned at the front of the property. A front aspect uPVC window allows light into the room with a long radiator located beneath it. The room provides ample space for a bed, wardrobes and additional furnishings and is currently carpeted.

Second Bedroom 3.28m x 3.01m (10'9" x 9'11")

The second bedroom is another well-proportioned double room located at the rear of the property. It benefits from built-in wardrobes providing useful storage space. A rear aspect uPVC window sits above a radiator and the room is currently carpeted.

Third Bedroom 3.00m x 2.00m (9'10" x 6'7")

The third bedroom offers a versatile space suitable for a child's bedroom, study or guest room. The room features a front aspect uPVC window and a radiator positioned along the side wall, along with additional storage space located over the stairs.

Family Bathroom

The family bathroom includes a bath with overhead shower, sink and toilet. A frosted rear aspect uPVC window provides natural light while maintaining privacy, and a radiator is positioned along the side wall. Wall tiling surrounds the bath and main bathroom area. The suite itself is in good condition, though buyers may wish to update the space to suit their own style.

Garage 4.82m x 2.34m (15'10" x 7'8")

The property also benefits from a spacious detached garage located to the rear of the driveway, providing excellent storage space for tools, equipment, or household items.

Garden

The property benefits from a generous outside space to both the front and rear. To the front, there is a lawned area alongside a long driveway providing comfortable off-road parking for three to four vehicles. The driveway continues down the side of the property leading to the detached garage.

To the rear, the garden provides a pleasant outdoor area including a patio space ideal for seating or outdoor dining. The garden also includes a useful shed for additional storage and is enclosed by fencing around the boundaries.

Gainsborough Close is located within a quiet and well-established residential area of Nottingham, offering a pleasant balance between suburban living and convenient access to the city. The neighbourhood is popular with families and professionals thanks to its peaceful surroundings, well-kept streets, and strong sense of community.

The area is predominantly made up of a mixture of detached and semi-detached family homes, along with some modern residential properties. Many homes benefit from private gardens, driveways, and off-street parking, contributing to the spacious feel of the neighbourhood.

Residents have easy access to a range of local amenities including shops, supermarkets, cafés, and leisure facilities, while Nottingham city centre is just a short distance away. The area also benefits from good transport links and convenient road connections, making commuting and travel to surrounding areas straightforward.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Living Room

3.92m x 3.08m (12'10" x 10'1")

Positioned at the front of the property, the living room provides a comfortable main reception space with good proportions for sofas and additional furnishings. A front aspect uPVC window allows light into the room with a radiator positioned beneath it. The room also benefits from newly installed low-profile USB plug sockets, offering convenient charging points. A fireplace creates a focal point within the space, and an archway leads directly through to the dining room.

---

## Dining Room

3.29m x 2.71m (10'9" x 8'10")

Located at the rear of the property, the dining room connects well with the main living area via the archway. A large uPVC patio door opens directly onto the garden patio, creating an easy link between the indoor and outdoor space. The room comfortably accommodates a dining table and chairs and includes a large radiator along the side aspect wall. A separate internal door provides access through to the kitchen.

---

## Kitchen

3.28m x 2.30m (10'9" x 7'6")

The kitchen offers a practical layout with a range of cupboards and worktop space for food preparation. A side aspect uPVC window provides natural light to the room, while a uPVC rear door gives direct access to the garden. The kitchen includes a cooker with hob positioned beneath a standalone extractor hood and has plumbing in place for a washing machine. The boiler is housed neatly within a cupboard and has been regularly serviced, with the most recent service carried out in March. The gas safety certificate is available upon viewing.

---

## Master Bedroom

3.94m x 3.00m (12'11" x 9'10")

The master bedroom is a spacious double room positioned at the front of the property. A front aspect uPVC window allows light into the room with a long radiator located beneath it. The room provides ample space for a bed, wardrobes and additional furnishings and is currently carpeted.

---

## Second Bedroom

3.28m x 3.01m (10'9" x 9'10")

The second bedroom is another well-proportioned double room located at the rear of the property. It benefits from built-in wardrobes providing useful storage space. A rear aspect uPVC window sits above a radiator and the room is currently carpeted.

---

## Third Bedroom

3.00m x 2.00m (9'10" x 6'6")

The third bedroom offers a versatile space suitable for a child's bedroom, study or guest room. The room features a front aspect uPVC window and a radiator positioned along the side wall, along with additional storage space located over the stairs.

---

## Family Bathroom

The family bathroom includes a bath with overhead shower, sink and toilet. A frosted rear aspect uPVC window provides natural light while maintaining privacy, and a radiator is positioned along the side wall. Wall tiling surrounds the bath and main bathroom area. The suite itself is in good condition, though buyers may wish to update the space to suit their own style.

## **Garage**

*4.82m x 2.34m (15'9" x 7'8")*

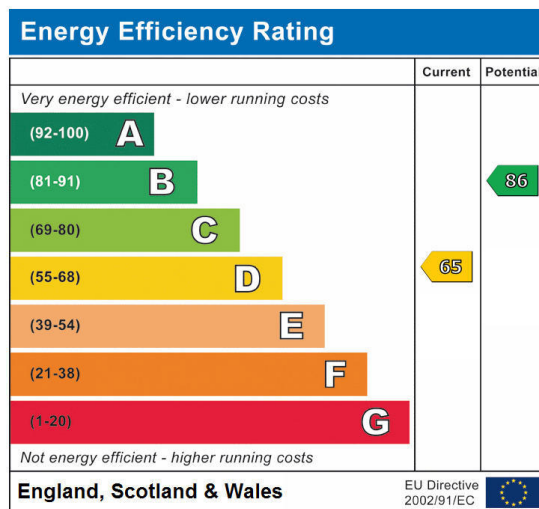
The property also benefits from a spacious detached garage located to the rear of the driveway, providing excellent storage space for tools, equipment, or household items.

---

## **Garden**

The property benefits from a generous outside space to both the front and rear. To the front, there is a lawned area alongside a long driveway providing comfortable off-road parking for three to four vehicles. The driveway continues down the side of the property leading to the detached garage.

To the rear, the garden provides a pleasant outdoor area including a patio space ideal for seating or outdoor dining. The garden also includes a useful shed for additional storage and is enclosed by fencing around the boundaries.



Gainsborough Close, Stapleford, Nottingham, Nottinghamshire, NG9 7HX

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

