



Lancaster Avenue,  
Sandiacre, Nottingham  
NG10 5GW

**£290,000 Freehold**





A TRADITIONAL THREE BEDROOM DETACHED HOME WITH NO UPWARD CHAIN BEING SOLD IN SANDIACRE, READY FOR THE NEW OWNER TO PUT THEIR STAMP ON.

Stylishly positioned within this popular and established part of Sandiacre, this traditional three bedroom detached house offers an exciting opportunity for a new owner to create a home perfectly suited to their own tastes and requirements. Being offered for sale with the benefit of NO UPWARD CHAIN, the property combines attractive traditional proportions with excellent potential for modernisation and personalisation. With gardens to both the front and rear, a gated driveway and detached garage, this is a property that offers a particularly appealing combination of accommodation, outside space and practical features. Gas central heating and double glazing are already in place, whilst the house itself is ready for its next chapter and provides a fantastic blank canvas for those looking to put their own stamp on a home.

The property comprises an entrance hall with useful cloaks cupboard and understairs storage, leading through to a comfortable lounge and separate dining room, together with a separate kitchen. To the first floor, the landing gives access to three bedrooms, a family bathroom and a separate WC. There is also the benefit of a loft room which is currently being used as a workshop. Outside, the front of the property provides a gated driveway leading to the detached garage positioned to the right-hand side, while the established rear garden is a particularly attractive feature, being laid mainly to lawn with planted beds and established borders creating a pleasant and mature setting. The combination of the generous gardens, garage, driveway and traditional layout provides excellent scope for the incoming purchaser to update and enhance the property over time.

The property is within easy reach of the shops provided by Sandiacre which include a Lidl and Co-op convenience store, with there being many more retail outlets found in nearby Long Eaton, where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

2'1" x 2'6" approx (0.64m x 0.76m approx)

Double opening doors and tiled flooring, wooden door leading to:

### Entrance Hall

6'3" x 13'6" approx (1.91m x 4.11m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, double radiator, ceiling light, understairs cupboard, telephone point and doors to:

### Cloaks Cupboard

Feature wooden diamond window to the front and housing the meters.

### Dining Room

11' x 11' approx (3.35m x 3.35m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, coving and telephone point.

### Lounge

10'4" x 12'3" approx (3.15m x 3.73m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, two ceiling lights, TV point, brick built fireplace along one wall with shelving.

### Kitchen

8' x 7'3" approx (2.44m x 2.21m approx)

UPVC double glazed windows to the rear and side, tiled flooring and walls, ceiling light, wooden door to the rear, radiator. The kitchen consists of wall, drawer and base units to three walls with space for a cooker, laminate work surfaces, inset stainless steel sink and drainer with swan neck mixer tap, extractor.

### First Floor Landing

7'6" x 7'9" approx (2.29m x 2.36m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, loft hatch and doors to:

### Bedroom 1

10'6" x 11' approx (3.20m x 3.35m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and coving.

### Bedroom 2

9'9" x 12' approx (2.97m x 3.66m approx)

UPVC double glazed window to the rear with views over Sandiacre, carpeted flooring, double radiator, ceiling light and cornice.

### Bedroom 3

7' x 7'5" approx (2.13m x 2.26m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator and ceiling light.

### Bathroom

7'5" x 7'6" approx (2.26m x 2.29m approx)

Obscure UPVC double glazed window to the rear, double radiator, ceiling light, vinyl tiled flooring, built-in cupboard, tiled walls, panelled bath with electric shower over, pedestal wash hand basin.

### W.C.

2'2" x 5' approx (0.66m x 1.52m approx)

Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, low flush w.c. and tiled walls.

### Loft Room

The loft has been converted into a workshop and is boarded throughout with electricity and running water. Accessed by foldaway steps and could be easily re-purposed into extensive storage space if the current use does not suit a new owner.

### Outside

The property sits back from the road with a drive to the right hand side with an established garden to the front and access to the garage on the right hand side.

To the rear there is a patio with steps down to the lawn, either side there are established planted borders with shrubs, palm tree, fully enclosed, lawn and a further seating area to the rear.

### Garage

16'8" x 9'3" approx (5.08m x 2.82m approx)

Up and over door with a door and window to the side.

### Outhouse

There is a brick built outhouse to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend with the church turn right into College Street. Continue to the end and at the island turn right into Longmoor Lane, left into Hayworth Road and following the road into Lancaster Avenue.  
9486MH

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 60mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

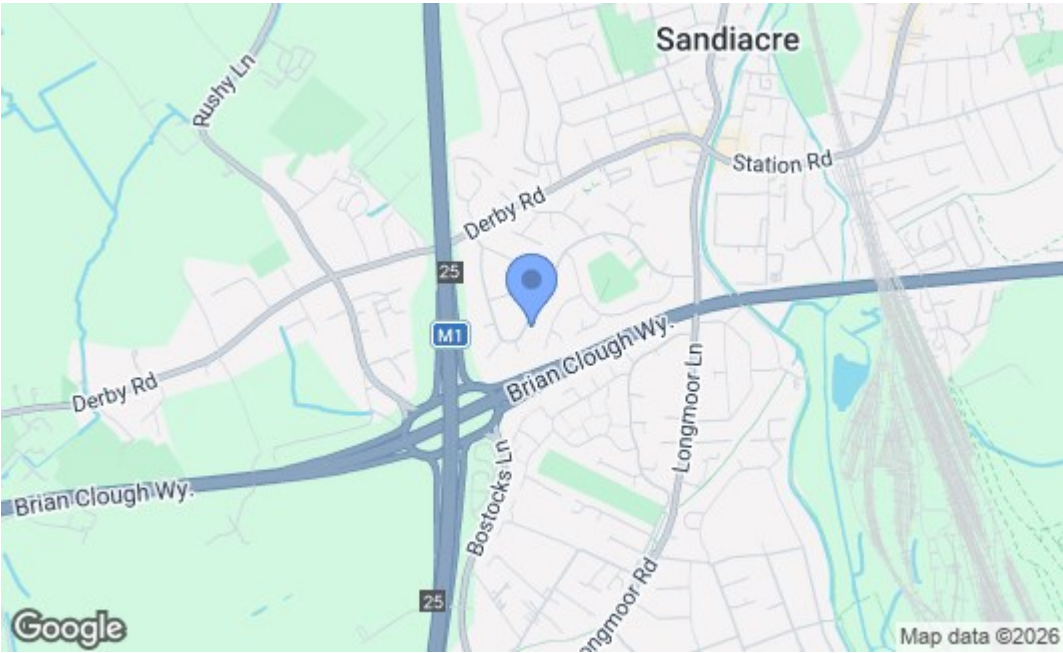
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                     |         |           |
|                                                                 |         | 80        |
|                                                                 | 53      |           |
| 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.