Robert Ellis

look no further...

Linden Grove,
Sandiacre, Nottingham
NG10 5EG

£159,950 Freehold

0115 946 1818

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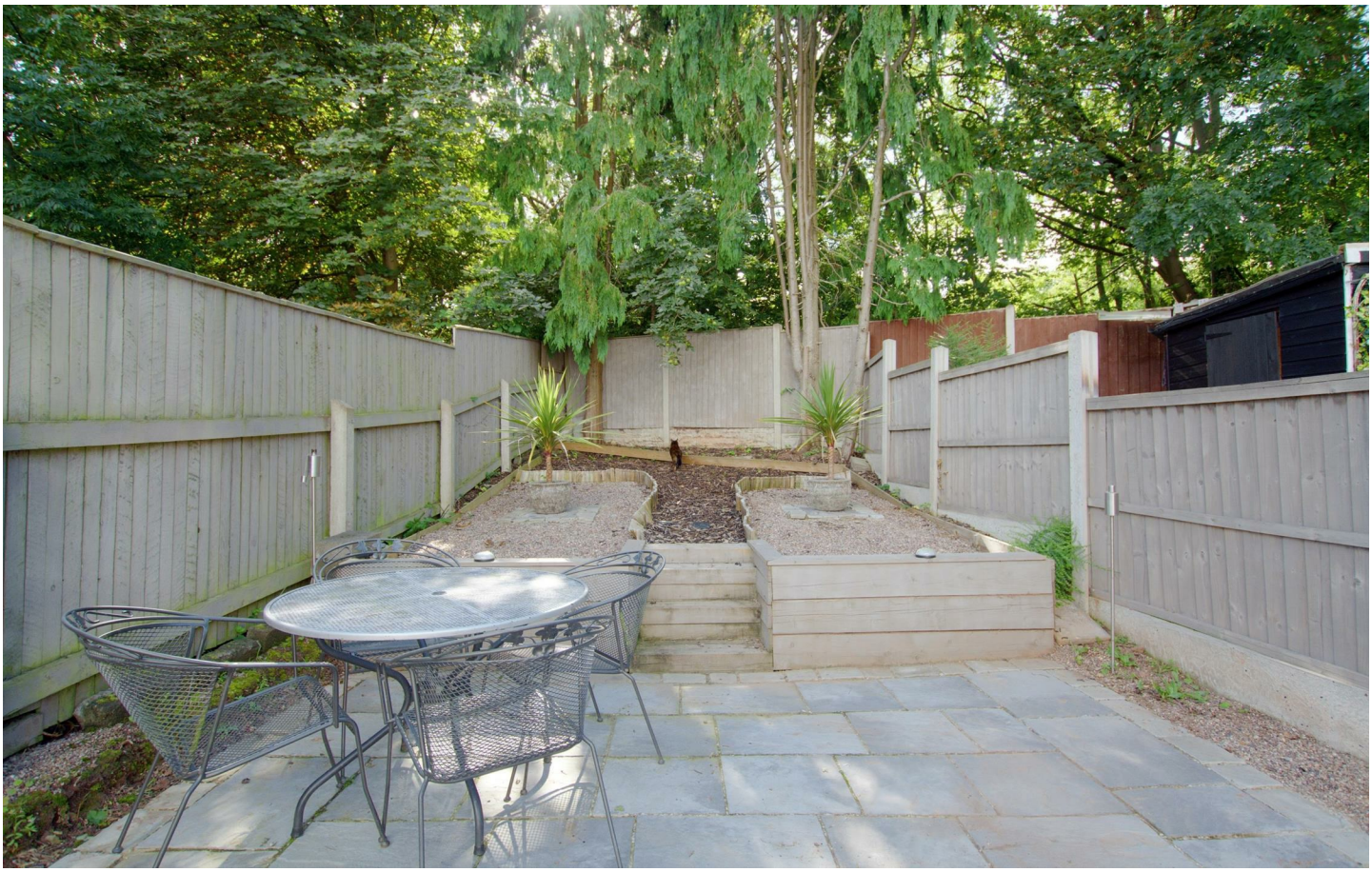


THIS IS A TWO BEDROOM MID TOWN HOUSE WHICH OFFERS WELL PROPORTIONED ACCOMMODATION WITH A PRIVATE LANDSCAPED GARDEN TO THE REAR.

Being situated on Linden Grove, this mid two bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and are looking for a property which is easy to run, or maybe someone who is looking for an investment property that would easily rent. For the size and finish of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property benefits from having a private garden to the rear which has been tiered and includes several places to sit and enjoy outside living and there is also a garage which belongs to the property which is situated in a courtyard opposite the house.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The accommodation includes a reception hall, lounge with a bay window to the front, a fitted breakfast kitchen which has a door leading out to the rear garden and to the first floor the landing leads to the two bedrooms and bathroom which has a white suite complete with a shower over the bath. Outside there is a garage situated in the nearby courtyard and easily managed gardens to both the front and rear.

Sandiacre is a very popular residential area with a number of local amenities and facilities which includes a Co-op convenience store and a Lidl which are only a few minutes drive away, with there being other shopping facilities found in nearby Long Eaton where there are Asda, Tesco and Lidl stores, Stapleford where there is an Aldi store and further retail outlets at Pride Park where there is a Sainsbury's, Costco and Mark and Spencer food store. If required there are schools for all ages within easy reach, 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 and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with an inset opaque glazed panels leading to:

Reception Hall
Stairs with hand rail leading to the first floor, laminate flooring, radiator and a built-in storage cupboard.

Lounge/Sitting Room
16'2 x 10'4 approx (4.93m x 3.15m approx)
Double glazed bow window to the front, radiator, built-in storage cupboard beneath the stairs, recessed lighting to the ceiling and cornice to the wall and ceiling.

Dining Kitchen
13'6 x 7'6 approx (4.11m x 2.29m approx)
The kitchen is fitted with a stainless steel sink with a mixer tap, four ring hob set in a work surface which extends to two sides and has space for an automatic washing machine, cupboards, integrated dishwasher and drawers beneath, space for an upright fridge/freezer, matching eye level wall cupboards with hood over the cooking area, central island/work surface with a double cupboard and two drawers below, tiling to the walls by the main work surface areas, breakfast bar extending along one wall, full height double glazed door with cat flap leading out to the rear garden, two double glazed windows to the rear and a radiator.

First Floor Landing
Built-in airing/storage cupboard housing the gas boiler.

Bedroom 1
13'3 x 10'5 approx (4.04m x 3.18m approx)
Double glazed window to the front, radiator, hatch to loft and a double built-in wardrobe/storage cupboard.

Bedroom 2
10'6 x 7'5 approx (3.20m x 2.26m approx)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom has a white suite and includes a panelled bath with chrome hand rails and overhead mains flow shower and tiling to three walls, low flush w.c. and pedestal wash hand basin, half tiled walls, radiator and opaque double glazed window.

Outside
At the front of the property there is a pebbled area which helps to keep maintenance to a minimum and there are steps leading from the pavement to the front door.

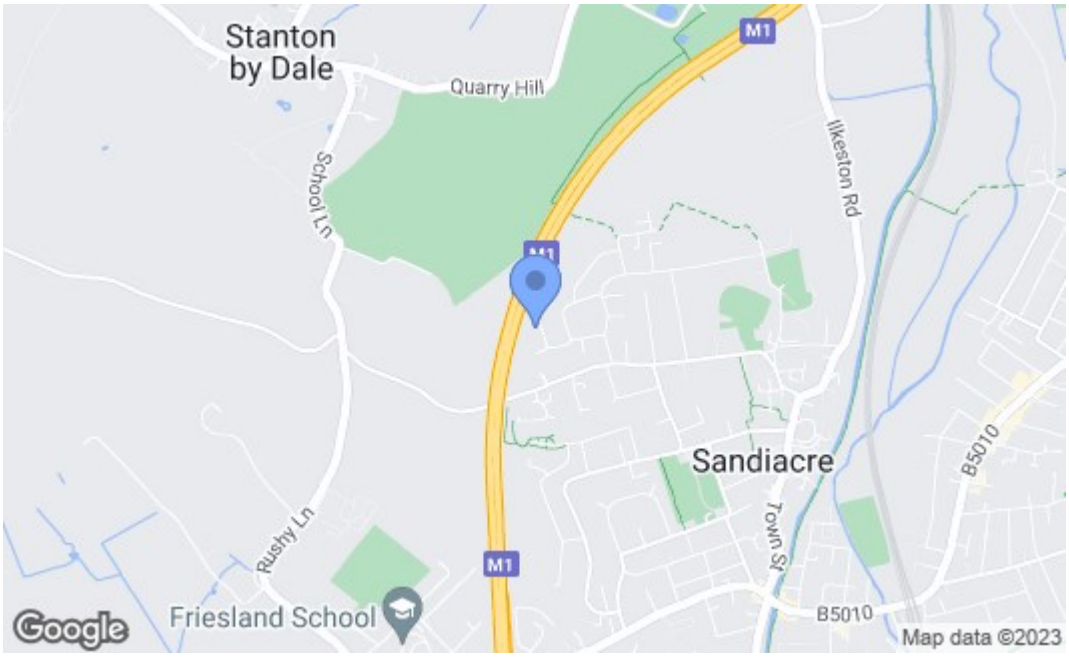
The rear garden is tiered and has a slabbed patio to the immediate rear of the house with steps leading onto a decked area and there is a path leading to gates which provide access to the properties either side for taking bins to the front, there is a pebbled and rockeried garden with a further patio area and steps leading to a bark section of the garden which has further pebbled beds and the garden is kept private by having fencing to both the side and rear boundaries.

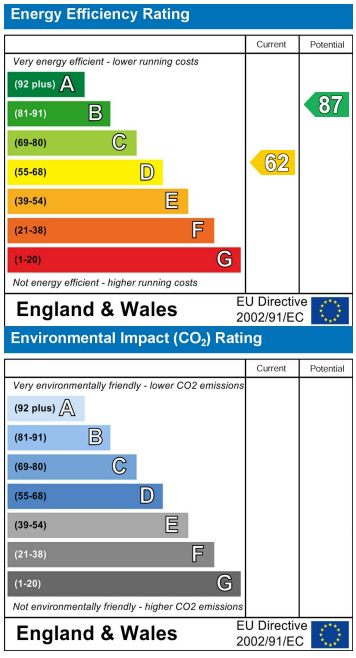
Garage
16' x 8' approx (4.88m x 2.44m approx)
The garage is positioned in a courtyard opposite the property and is constructed of brick with an up and over door at the front.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn left into College Street, continue to the end and at the mini island turn right onto Longmoor Lane. At the main set of island continue straight over and onto Town Street, at the bend turn left onto Church Street and left onto Stanton Road. Follow the road turning right onto Coronation Avenue, left onto Sycamore Crescent, left into Poplar Avenue and right into Linden Grove.
7523AMMP

Agents Notes
The boiler has been replaced since the EPC was produced.

Council Tax
Erewash Borough Council Band A





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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