



Longmoor Lane,  
Sandiacre, Nottingham  
NG10 5LJ

**Price Guide £200-210,000**

**Freehold**

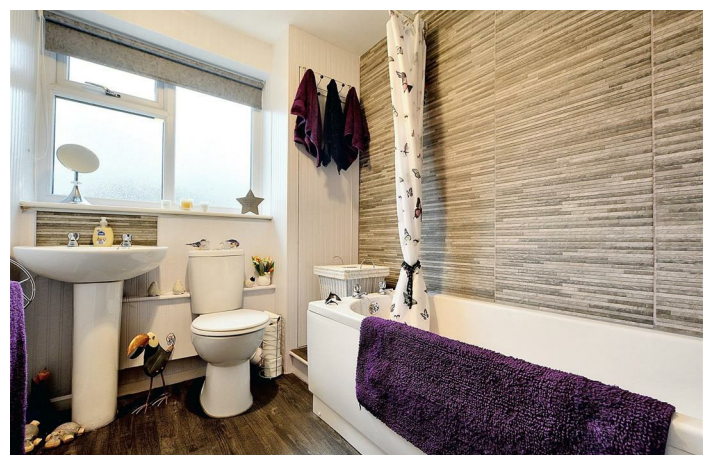


A TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A CORNER PLOT IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this semi detached bungalow which is ideal for anyone who is looking to potentially downsize. The property benefits from offering a corner plot with a low maintenance front and rear garden and internally, fully double glazed and gas central heating.

In brief, the property comprises of an entrance into the porch, which leads to the hallway, two bedrooms, a beautiful modern bathroom, a spacious lounge to the rear of the property with a kitchen accessed via the lounge. To the front of the property there is a great, low maintenance area with a pathway leading to the front door. To the rear of the property, there is a tiered garden which is again low maintenance. There is also a workshop and garage which is ideal for storage as well as off road parking.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes an Asda and Tesco superstore as well as numerous other retail outlets, healthcare and sports facilities and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed door and window to the front, tiled flooring and door to:

### Hallway

Vinyl flooring, radiator, doors to:

### Bedroom 1

10'7 x 9'7 to wardrobes approx (3.23m x 2.92m to wardrobes approx)

Double glazed window to the front, radiator, fitted wardrobes.

### Bedroom 2

7'9 x 8'10 approx (2.36m x 2.69m approx)

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the side, low flush w.c., pedestal wash hand basin, radiator, cupboard housing the water tank, panelled bath, wall mounted shower, part tiled walls, vinyl floor.

### Lounge

11'6 x 15'2 approx (3.51m x 4.62m approx)

Two sets of double glazed sliding patio doors to the rear, inset electric fire, radiator and door to:

### Kitchen

8'1 x 8'5 approx (2.46m x 2.57m approx)

Double glazed window to the side, double glazed door to the rear, wall, base and drawer units with work surfaces over, integrated electric oven, four ring gas hob and extractor hood over, stainless steel sink and drainer, cupboard housing the boiler, integrated fridge freezer and electric heater.

### Outside

There is a low maintenance garden to the front with pebbles and shrubbery and pathway to the entrance.

To the rear there is a low maintenance tiered garden with a patio, workshop and garage. Off road parking to the side/rear.

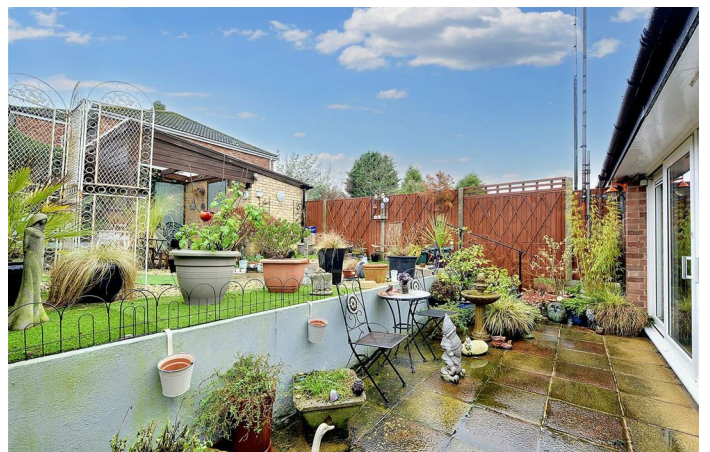
### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road until the next mini island and continue straight over onto Longmoor Lane, continuing for some distance and the property can be found on the left hand side.

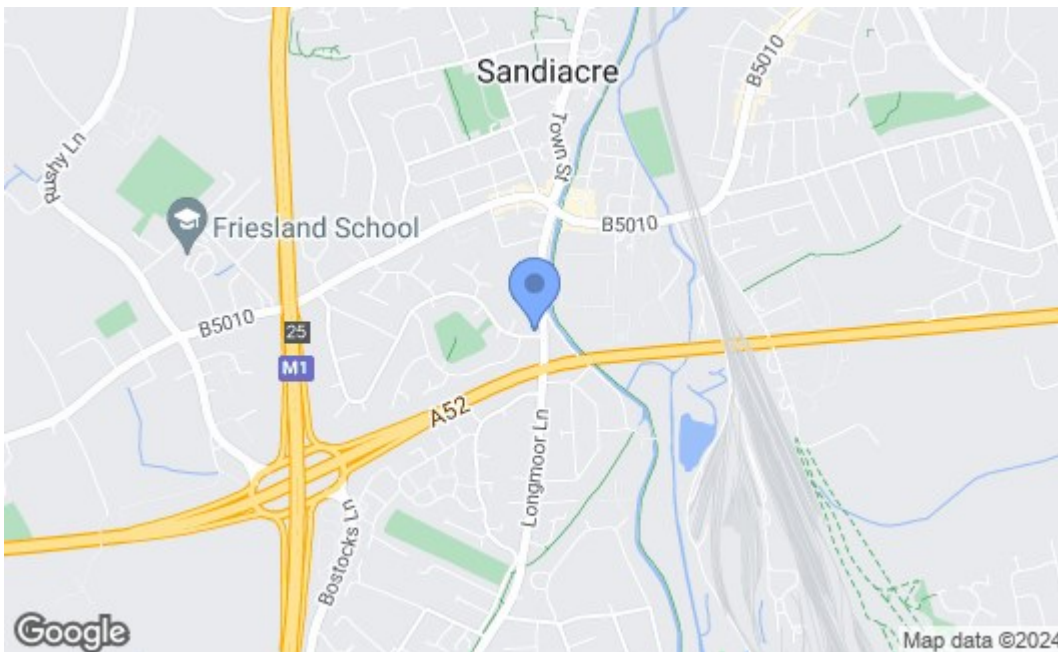
7768AMCO

### Council Tax

Erewash Borough Council Band B



**Robert Ellis**  
ESTATE AGENTS  
GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	89
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> 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) <b>A</b>	71
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.