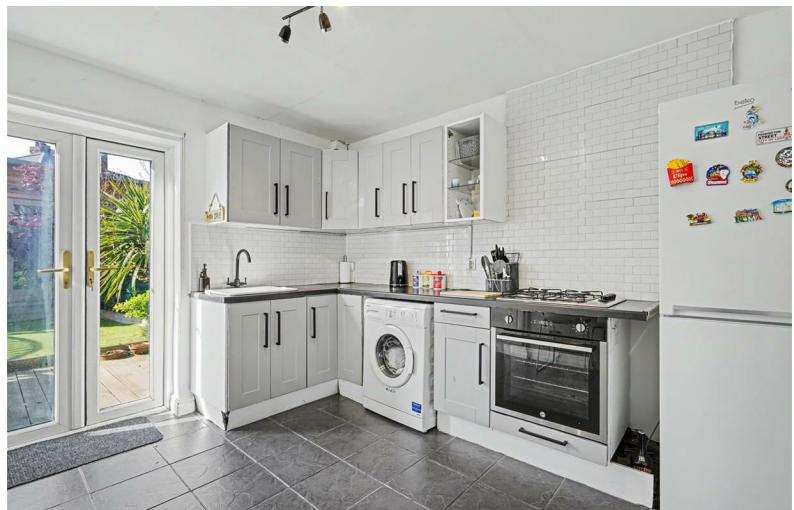


Robert Ellis

look no further...



Victor Crescent,
Sandiacre, Nottingham
NG10 5JT

O/O £190,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



SUPERB TWO DOUBLE BEDROOM MID TERRACE HOME BEING SOLD WITH NO UPWARD CHAIN IN POPULAR SANDIACRE IDEAL FOR FIRST TIME BUYERS!

Robert Ellis are delighted to bring to the market this immaculate two double bedroom mid terrace property, situated on the ever-popular Victor Crescent in Sandiacre, offered for sale with no upward chain and ideal for a first time buyer. The property is presented to a high standard throughout and offers modern, ready-to-move-into accommodation, including a spacious open plan kitchen diner, perfect for both everyday living and entertaining. Externally, the home benefits from a driveway to the front providing off road parking, while to the rear there is a low maintenance garden featuring a versatile 15ft cabin, currently utilised as a home gym but offering excellent potential for a home office, studio or additional living space depending on the buyer's needs. An early viewing is highly recommended to fully appreciate the quality, space and flexibility this fantastic home has to offer.

The property is entered via a front entrance door leading directly into a cosy lounge, featuring newly fitted grey carpeted flooring and a charming log burner, creating a warm and inviting living space. A further door leads through to the kitchen diner, which is fitted with a range of contemporary units and incorporates a useful breakfast bar, ideal for casual dining. To the first floor, the property offers two bedrooms, with the main bedroom being particularly spacious, along with a shower room serving the accommodation. Externally, to the rear there is a versatile outbuilding cabin, offering flexible use as a home office, gym or additional living space, along with a low maintenance enclosed garden. To the front, there is a driveway providing off road parking.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in 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 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, 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.



Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and door to:

Lounge

11'2" x 11' approx (3.40m x 3.35m approx)

Double glazed window to the front, wooden flooring, log burner, radiator.

Kitchen Diner

11' x 9'11" approx (3.35m x 3.02m approx)

Double glazed French doors to the rear, matching wall and base units with work surfaces over and inset sink and drainer, integrated electric oven, four ring gas hob, part tiled walls, understairs pantry cupboard and additional storage cupboard. From the rear garden there is access to a utility room which has plumbing for a washing machine.

First Floor Landing

Access hatch to loft and doors to:

Bedroom 1

15'1" x 11'3" approx (4.60m x 3.43m approx)

Two double glazed windows to the front, new grey carpeted flooring, radiator and built-in cupboard.

Bedroom 2

11'3" x 8'6" approx (3.43m x 2.59m approx)

Double glazed window to the rear and a radiator.

Shower Room

Double glazed window to the rear, wash hand basin, low flush w.c., chrome heated towel rail, part tiled walls, tiled flooring, double shower with mains flow rainwater shower head.

Outside

There is off road parking to the front for two vehicles.

To the rear there is a decked area with railway sleepers, mature shrubs and trees to the borders with panelled fencing to the boundaries.

Outbuilding

8'11" x 15'5" approx (2.72m x 4.70m approx)

Currently used as another reception but could have a

variety of other uses, such as bar/gym or home office. There is door to the front and windows to the front and side.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini roundabout run right onto Longmoor Lane and Victor Crescent can be found as a turning on the right hand side.

9242JG

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 74mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

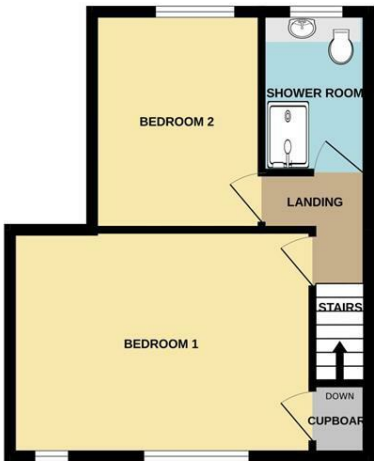




GROUND FLOOR

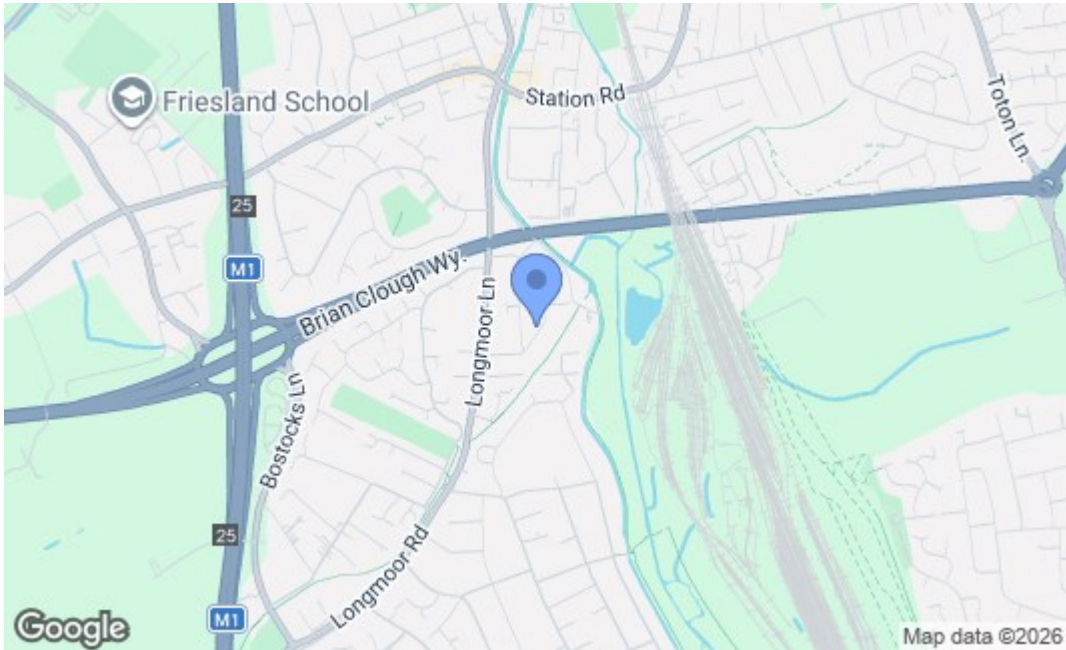


1ST FLOOR



56 VICTOR CRESCENT, SANDIACRE, NG10 5JT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.