Robert Ellis

look no further...

Kensington Road,
Sandiacre, Nottingham
NG10 5PD

£310,000 Freehold

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A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious and well presented, three bedroom detached home, being sold with the benefit of no onward chain. Perfect for first time buyers, families and people who are looking to downsize alike, the property is constructed of brick and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, open plan bay fronted lounge/diner, conservatory and kitchen with integrated cooking appliances. To the first floor the landing leads to the family bathroom suite and three bedrooms all of which benefit from fitted wardrobes with the master boasting an en-suite shower room. To the exterior, there is off street parking via a driveway with access to the side of the property through a gate and access into the garage through an up and over manual door. To the rear, there is an enclosed garden with turf and mature flowers and trees.

Located in the popular residential town of Sandiacre, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.

Entrance Hall
Composite front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Ground Floor w.c.
2'8 x 6'4 approx (0.81m x 1.93m approx)
UPVC double glazed patterned window overlooking the front, tiled flooring, wall mounted sink, low flush w.c., radiator, ceiling light.

Lounge/Diner
11'4 x 23'6 approx (3.45m x 7.16m approx)
UPVC double glazed bay window overlooking the front, UPVC double glazed door leading to the conservatory, laminate flooring, radiator, electric fire, ceiling light

Conservatory
6'4 x 7'2 approx (1.93m x 2.18m approx)
UPVC double glazed windows and door overlooking and leading to the rear garden, tiled flooring.

Kitchen
9'4 x 16'8 approx (2.84m x 5.08m approx)
UPVC double glazed windows overlooking the rear, UPVC double glazed door leading to the side, laminate flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, integrated electric oven, integrated gas hob, overhead extractor fan, ceiling light.

First Floor Landing
Carpeted flooring, loft access, built in storage cupboard, ceiling light.

Bedroom 1
12'1 x 11'5 approx (3.68m x 3.48m approx)
UPVC double glazed window overlooking the front, laminate flooring, radiator, fitted wardrobes, ceiling light.

En-Suite Shower Room
4'9 x 9'4 approx (1.45m x 2.84m approx)
UPVC double glazed patterned window overlooking the side, tiled flooring, top mounted sink, low flush w.c., single shower unit, radiator, ceiling light.

Bedroom 2
11'0 x 11'3 approx (3.35m x 3.43m approx)
UPVC double glazed window overlooking the rear, laminate flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 3
8'2 x 9'9 approx (2.49m x 2.97m approx)
UPVC double glazed window overlooking the rear, laminate flooring, radiator, fitted wardrobes, ceiling light.

Bathroom
A white three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, tiled walls and floor, double glazed window and chrome heated towel rail.

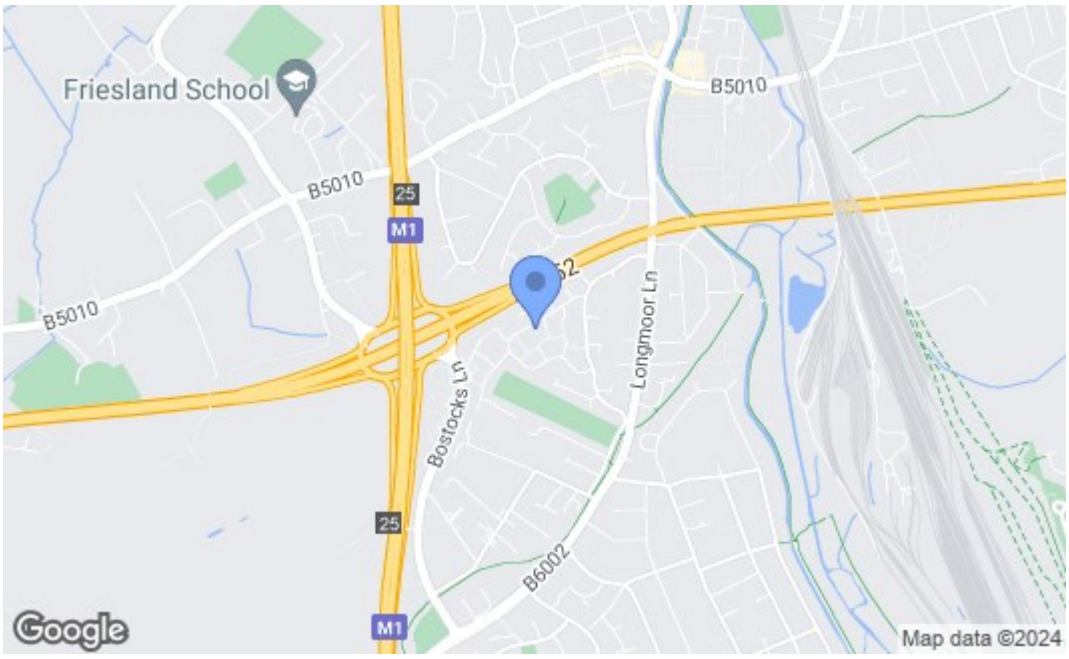
Outside
To the front of the property there is off street parking via a driveway with access to the rear garden through a side gate and access into the garage through an up and over manual door. To the rear there is an enclosed garden with turf and mature flower/tree beds.

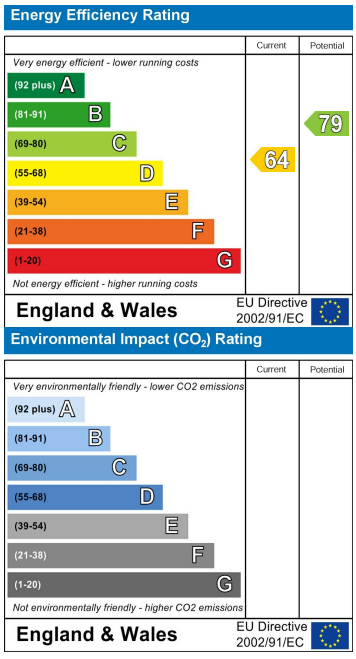
Garage
Up and over door to the front, power and light, storage space in the eaves and rear pedestrian door.

Directions
Proceed out of Long Eaton along Derby Road turning right into College Street adjacent to the church. Continue to the end and turn left at the island. Turn immediate right, right again following Sandringham Road and turn left into Kensington Road.
7978RS

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 - Unknown
Phone Signal – Unknown
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





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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