Robert Ellis

look no further...

Lock Lane,
Sandiacre, Nottingham
NG10 5LB

O/O £260,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION AND OVERLOOKING THE EREWASH CANAL.

Robert Ellis are delighted to bring to the market this deceptively spacious and attractive three bedroom semi detached family home situated in a popular residential location and fronting the Erewash Canal and Sandiacre Lock. There is great access to the M1 and A52 road network and also a great commute to nearby towns via excellent bus routes and local amenities and shops are within walking distance. An early bird viewing is highly recommended to appreciate the size and location of the property on offer.

The property is constructed of brick to the external elevation with an external white render all under a pitched tiled roof. There is the added benefit of off street parking, gas central heating and part double glazing. You enter the property into the porch which then provides access to the lounge, kitchen diner and conservatory with a delightful outlook to the rear garden. To the first floor there are three good size bedrooms and family bathroom. Outside to the front there is a driveway providing off street parking for 3 cars and has a delightful water front sea views of the canal, the rear garden is low maintenance with two tier patio area, raised beds with miscellaneous planted shrubs and bushes and a garden shed to the rear boundary.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Porch
UPVC double glazed door to the front, UPVC double glazed door to the side and leading into:

Hallway
UPVC double glazed door to the front, stairs to the first floor, radiator and double glazed window to the side.

Lounge
13'5 x 11'5 approx (4.09m x 3.48m approx)
Feature bay window to the front, coal effect fireplace with surround and radiator.

Dining Kitchen
16'7 x 9'7 approx (5.05m x 2.92m approx)
Wall and base units, composite sink with drainer, roll edged work surface, electric oven and hob, double glazed windows to the side and rear, space for free standing washing machine, fridge freezer and dishwasher, tiled flooring, radiator and tiled splashbacks.

Conservatory
12'2 x 10'1 approx (3.71m x 3.07m approx)
Providing access to the garden and has dual aspect views via the UPVC double glazed window and UPVC double glazed door to the rear, work surface with storage under.

First Floor Landing
Double glazed window to the side and doors to:

Bedroom 1
11'8 x 10'4 approx (3.56m x 3.15m approx)
Window to the front, radiator and period feature fireplace.

Bedroom 2
10'7 x 9'8 approx (3.23m x 2.95m approx)
Double glazed window to the rear, radiator.

Bedroom 3
7'2 x 6'3 approx (2.18m x 1.91m approx)
Window to the front and radiator.

Bathroom
6'3 x 4'6 approx (1.91m x 1.37m approx)
Three piece white suite with panelled bath and electric shower over, low flush w.c. pedestal wash hand basin, radiator, obscure double glazed window to the rear, shower rail with curtain, part tiled walls and radiator.

Outside
The property has great stance and curb appeal with the extra benefit of a delightful outlook of the Erewash Canal and Sandiacre Lock. The property benefits from a driveway providing access and parking for 3 cars, there are raised beds with miscellaneous shrubs and bushes and side access to the rear. The rear garden is low maintenance and has a two tier patio area, raised beds and garden shed to the rear boundary.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road to the end and at the mini island turn right into Longmoor Lane, right into Victor Crescent following the road around and right into Austins Drive and right again into Lock Lane and the property can be identified by our for sale board.
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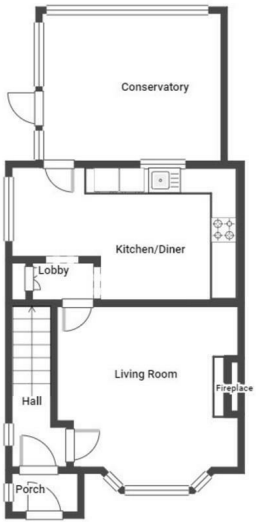

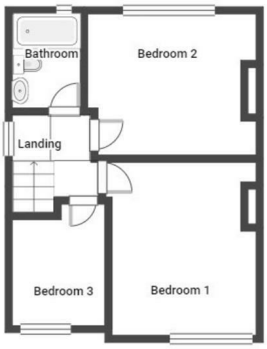

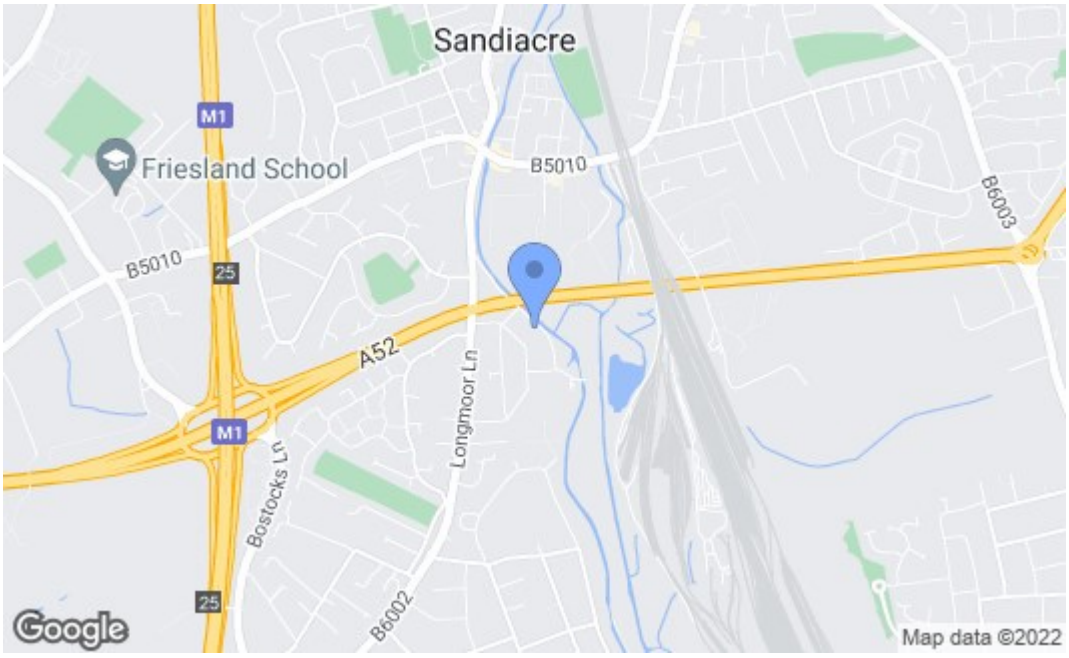

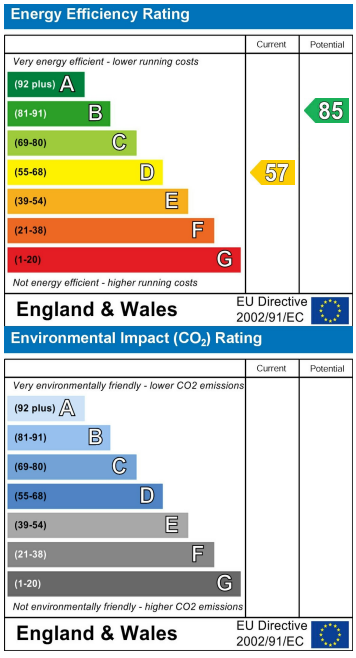

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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