Robert Ellis

look no further...

Sandringham Road,
Sandiacre, Nottingham
NG10 5LE

£250,000 Freehold

0115 946 1818

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A THREE BEDROOM DETACHED HOME OCCUPYING A LARGER THAN AVERAGE PLOT, OFFERING EXCELLENT POTENTIAL AND SITUATED IN A POPULAR AND CONVENIENT LOCATION.

Robert Ellis are pleased to bring to the market this freehold detached property which provides a fantastic opportunity for purchasers looking to modernise and create a home to their own specification. The property sits on a generous plot and benefits from ample off road parking, with the garage having been converted to provide additional internal space.

The accommodation includes a lounge, kitchen and three bedrooms, all offering well-proportioned rooms and scope for improvement throughout. Externally, the larger than average plot offers plenty of outdoor space, ideal for families or those looking to extend further subject to the necessary permissions. The property is positioned within a popular residential area, ideally located for easy access to the M1, A52 and surrounding road networks, making it perfect for commuters. An internal viewing is highly recommended to fully appreciate the potential on offer.

Found within easy reach of a Lidl store on Station Road, there is a Co-op store on the other side of the canal, various shops and restaurants along the main road with further shops being found in Stapleford and nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities, walks along the Erewash canal and the nearby picturesque 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.

Entrance Hall
Double glazed door to the front, double glazed window to the side, radiator and doors to lounge, kitchen and cloaks/w.c.

Cloaks/w.c.
Double glazed window to the side, low flush w.c., wash hand basin.

Lounge/Dining Room
24'4" x 8'0" approx (7.44m x 2.46m approx)
Double glazed window to the front, two radiators, fireplace and double glazed French doors to the rear garden, access to the study/office.

Kitchen
9'4" x 10'0" approx (2.87m x 3.07m approx)
With a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, spaces for a fridge, freezer and dishwasher, double glazed window and door to the rear, radiator.

Utility Area
4'11" x 9'3" approx (1.5m x 2.84m approx)
Space for a washing machine and dryer, double glazed window to the rear, door to the garden.

Study/Office
12'1" x 9'2" approx (3.7m x 2.8m approx)
Double glazed window to the front and an air conditioning unit.

First Floor Landing
Access to the loft, airing/storage cupboard and doors to:

Bedroom 1
11'9" x 10'2" approx (3.6m x 3.12m approx)
Double glazed window to the front, built-in wardrobes and radiator.

Bedroom 2
10'5" x 10'2" approx (3.2m x 3.1m approx)
Double glazed window to the rear, built-in wardrobe and radiator.

Bedroom 3
7'1" x 8'9" approx (2.18m x 2.67m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the side, panelled bath with shower over, low flush w.c., wash hand basin, radiator.

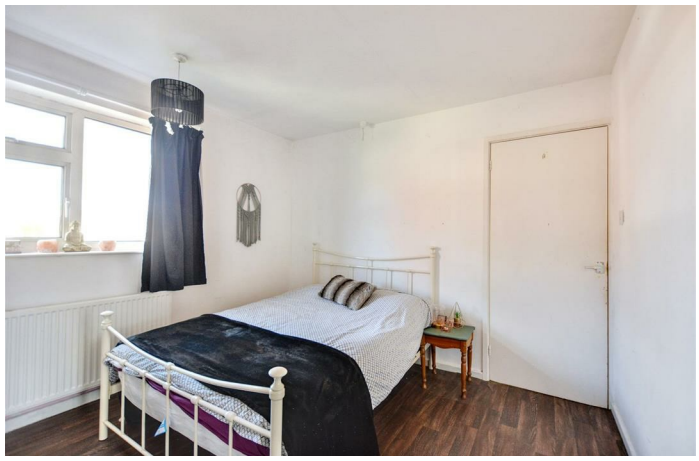
Outside
To the front of the property there is a driveway for multiple vehicles, lawned garden to either side of the driveway, access to the rear garden and pathway to the front door.

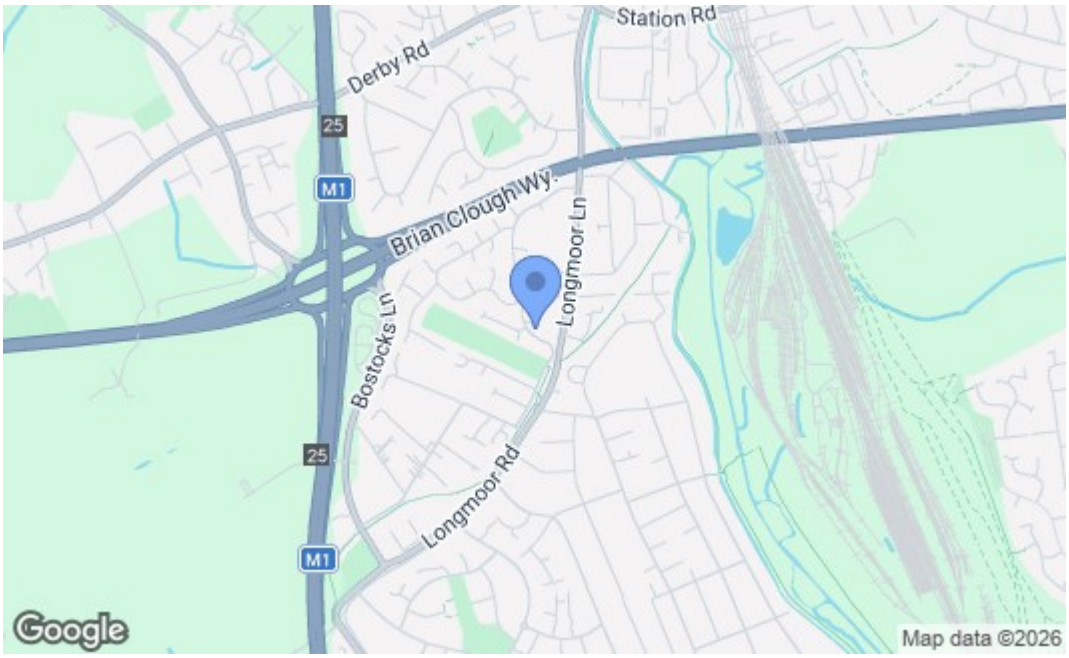
The rear garden is laid mainly to lawn, patio area and fenced boundaries.

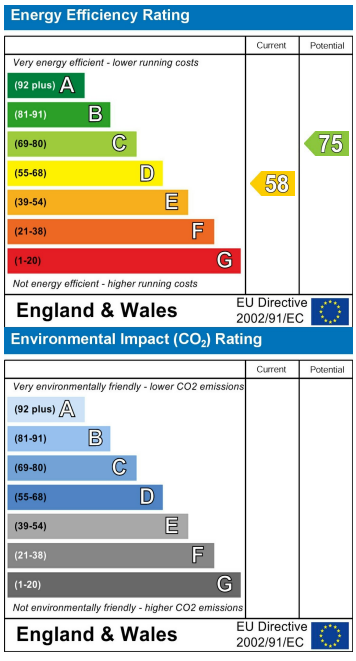
Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. Proceed to the very end taking a right turning at the mini island into Longmoor Road. Proceed for a short distance where Sandringham Road can be found as a turning on the left hand side.
9025CO

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 - Standard 6mbps Superfast 64mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02
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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