Robert Ellis

look no further...

Ilkeston Road,
Sandiacre, Nottingham
NG10 5EA

£149,995 Freehold

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THIS IS A TWO DOUBLE BEDROOM MID PROPERTY SITUATED ON THE OUTSKIRTS OF SANDIACRE WHICH IS CLOSE TO OPEN FIELDS AND COUNTRYSIDE.

Being located on Ilkeston Road which is leading out of Sandiacre, this upgraded two double bedroom property offers well proportioned accommodation that will suit a whole range of buyers, from people buying their first property through to investors who might be looking for a house which is easy to rent. The property is well placed for easy access to the amenities and facilities provided by Sandiacre and Stapleford and for the size of the accommodation and privacy of the rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves. There is also a piece of land at the bottom of the garden which can be accessed via a driveway next to an adjacent property which provides ideal space to place a shed or similar building to provide additional external storage.

The property is constructed of brick to the external elevations with the front being rendered under a pitched tiled roof and the well proportioned accommodation derives the benefit of gas central heating and double glazing. In brief the accommodation includes a hallway leading through to the lounge/sitting room and a large dining kitchen from which there is a door leading out to the rear garden. To the first floor there are the two double bedrooms and bathroom which has a shower over the bath position. Outside there is car standing at the front of the property and a shared path leading down the right hand side through a gate to the rear. At the rear of the property there is a concrete patio area and an astroturf lawn and the garden is kept private by having fencing to the two side boundaries. At the bottom of the garden there is an additional piece of land which could be used to position a shed or similar building.

The property is within easy reach of the Lidl store found in Sandiacre as well as many other shops whilst those at Stapleford and Long Eaton are only a short distance away and these include an Asda and Tesco superstores and many other retail outlets in Long Eaton. There are healthcare and sports facilities, walks in the nearby open countryside, schools for all ages and the 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.

Reception Hall
UPVC front door, stairs to the first floor and door to:

Lounge/Sitting Room
11'3 x 11'3 approx (3.43m x 3.43m approx)
Double glazed window to the front, coal effect gas fire set in an Adam style surround with a tiled inset and hearth, cornice to the wall and ceiling and radiator.

Dining Kitchen
14'5 x 11'3 approx (4.39m x 3.43m approx)
The dining kitchen has a 1½ bowl sink with a mixer tap set in a work surface extending to two sides with drawers, cupboards, oven and space for an automatic washing machine below, work surface with cupboards under, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, half double glazed door to the rear garden, wall mounted boiler, space for a fridge freezer, radiator and storage cupboard beneath the stairs.

First Floor Landing
With doors to:

Bedroom 1
13'4 x 11'3 approx (4.06m x 3.43m approx)
Double glazed window to the front, radiator and built-in cupboard.

Bedroom 2
11'2 x 9'5 approx (3.40m x 2.87m approx)
Double glazed window to the rear and radiator.

Bathroom
The bathroom has a white suite including a panelled bath with electric shower over and tiling to three walls, pedestal wash hand basin with tiled splashback and mirror to the wall above, low flush w.c., opaque double glazed window, radiator and enclosed hanging space.

Outside
At the front of the property there is off the road parking and shared access leading down the right hand side of the property through a gate to the rear garden. To the immediate rear of the house there is a concrete walled patio area and an astroturf lawn which leads down to the bottom of the garden where there is an additional piece of land that can be accessed from a drive running down the side of the adjacent property and this could be a place to put a shed or similar building to provide a storage facility. The rear garden is kept private by having fencing to the boundaries and an outside tap is provided.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street continuing all the way to the end. At the traffic island turn right and continue to the next set of main traffic lights. Turn left onto Station Road and then right onto Town Street. Follow the road along and the S bends through Lenton Street. As the road straightens out and becomes Ilkeston Road, the property can be found on the left hand side, clearly identified by our For Sale board.
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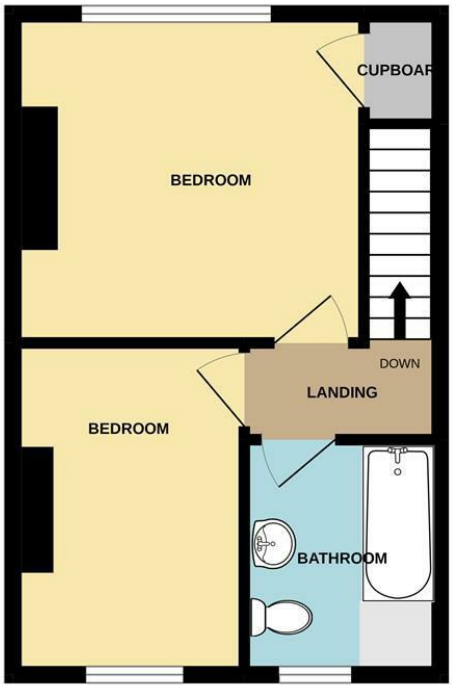
GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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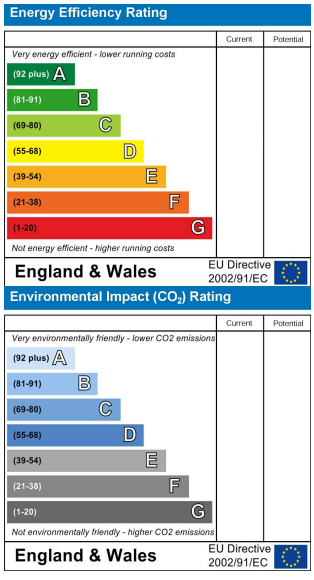

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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