



Netherfield Road,  
Sandiacre, Nottingham  
NG10 5LP

**O/O £240,000 Leasehold**



THIS IS A SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THIS VERY POPULAR RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM

Being located on Netherfield Road in Sandiacre, this spacious three double bedroom property offers a lovely home which will suit a whole range of buyers, from those buying their first property through to families who are looking for a three bedroom home which is close to excellent local schools and other amenities and facilities. The property is tastefully finished throughout and for all that is included to be appreciated, we recommend interested parties take a full inspection so they can see the size of the accommodation included and the privacy of the rear garden for themselves. The property is well placed for easy access to local amenities and facilities and to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevation under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating, double glazing and there are 8 solar panels fitted to the roof which produce an annual income of between £800 and £1,000 p.a. The property is entered through a half glazed front door into the reception hall which has an internal door to the through lounge which includes a dining area from which there are double glazed French doors leading out to the private rear garden. The kitchen is fitted with white gloss wall and base units and off the kitchen there is a utility room/ground floor w.c. To the first floor the landing leads to the three double bedrooms and the luxurious bathroom which is fully tiled and has a white suite complete with a mains flow shower over the bath. Outside there is an integral garage, an extended driveway at the front which provides off road parking for two vehicles and at the rear there is a private Southerly facing garden which has a seating area to the immediate rear of the house, a lawned garden with a shed positioned in the bottom right hand corner and the garden is kept private by having fencing to the three boundaries.

The property is within easy reach of excellent local schools which include Friesland senior school, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque nearby countryside, there are various local shops including Co-op and Lidl stores in Sandiacre and an Asda, Tesco and Aldi stores and many other retail outlets in Long Eaton 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.



UPVC front door with two inset opaque glazed panels and a matching panel at the side leading into:

### Reception Hall

As you enter the property there is cloaks hanging and shoe storage on the right, an opaque double glazed window to the side and door with two inset glazed panels leading to:

### Lounge/Dining Room

24'10" x 10'2" approx (7.57m x 3.10m approx)

The through lounge includes a dining area and has a double glazed window to the front and double glazed double opening French doors leading out to the rear garden, quality laminate flooring, two radiators and door to the stairs which lead to the first floor.

### Open Plan Kitchen

16' x 6'7" approx (4.88m x 2.01m approx)

The kitchen is fitted with white gloss units having brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends along one wall and has ranges of cupboards, drawers, oven and space for a dishwasher below, work surface/breakfast bar, two double wall cupboards with a wine rack and shelving to the end of one of the wall units, space for an upright fridge/freezer, radiator, tiling to the walls by the work surface areas, hood over the cooking area, double glazed window to the side and half double glazed door leading out to the rear, quality laminate flooring and LED lighting running along the bottom of the plinth under the base units.

### Ground Floor w.c./Utility

Having a white low flush w.c. and a hand basin with a tiled splashback, shelf with space and plumbing below for an automatic washing machine and space above for a tumble dryer or other appliance, opaque double glazed window and laminate flooring.

### Inner Hall

From the inner hall the stairs lead to the first floor and there is a radiator.

### First Floor Landing

The balustrade continues from the stairs onto the landing and there is a double glazed window with fitted blind to the side.

### Bedroom 1

14'3" x 10'3" approx (4.34m x 3.12m approx)

Double glazed window with fitted blind to the front and a radiator.

### Bedroom 2

10'3" x 9'8" approx (3.12m x 2.95m approx)

Double glazed window with a fitted blind to the rear, radiator and laminate flooring.

### Bedroom 3

11'3" x 7'3" approx (3.43m x 2.21m approx)

Double glazed window with fitted blind to the front, laminate flooring and a radiator.

### Bathroom

The luxurious bathroom is fully tiled and has a white suite including a P

shaped bath with a mains flow shower system having rain water shower head and hand held shower with a tiled recess and glazed protective screen, low flush w.c. with a concealed cistern and hand basin with mixer tap and double cupboard beneath, tiled flooring, opaque double glazed window, ladder heated towel radiator, hatch to loft and heated mirror with light to the wall above the w.c.

### Outside

At the front of the property there is an extended driveway which provides off road parking for two vehicles, there is a bin storage area in front of the house and there is a path leading down the right hand side to the rear.

At the rear of the property there is a patio/seating area which has two benches made from railway sleepers, an outside light and a pergola over and from the slabbed and stoned patio area which extends across the rear of the property and there are steps leading onto a lawned garden which has a pebbled area at the bottom where there is also a wooden shed and a raised bed with the garden being kept private by having fencing to the three boundaries. An outside water supply and external lighting is provided.

### Garage

15'8" x 7'2" approx (4.78m x 2.18m approx)

The integral garage has an up and over door to the front, wall mounted boiler and power and lighting is provided.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the end of College Street at the roundabout turn right onto Longmoor Lane, under the motorway bridge and left into Hayworth Road and Netherfield Road can be found on the left.

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### Agents Notes

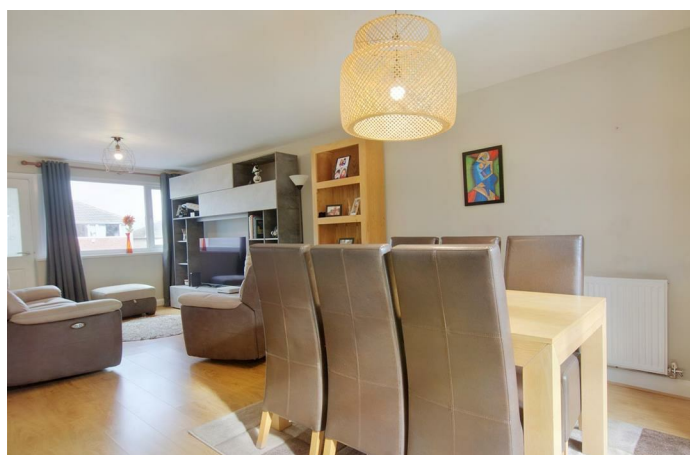
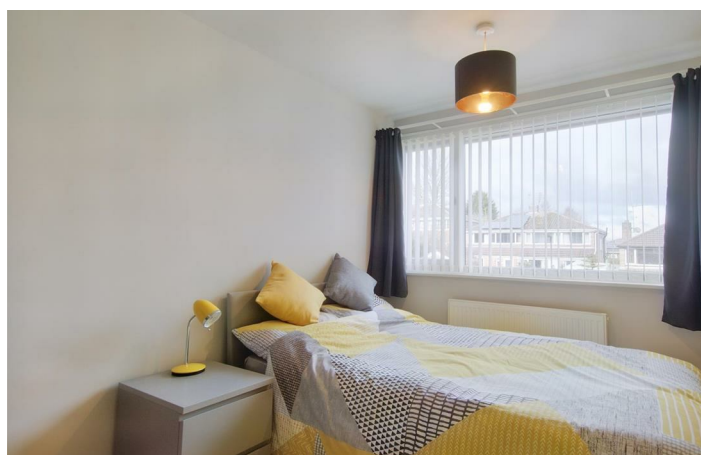
The property is held on a 999 year lease which commenced in August 1961 and there is a ground rent payable of £20 p.a.

The owner of the property will be happy to discuss selling certain items of furniture and kitchen appliances.

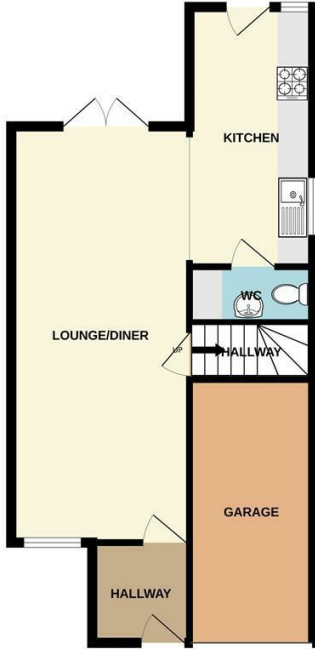
There are 8 solar panels to the roof which produce an income of between £800 to £1,000 p.a.

### Council Tax

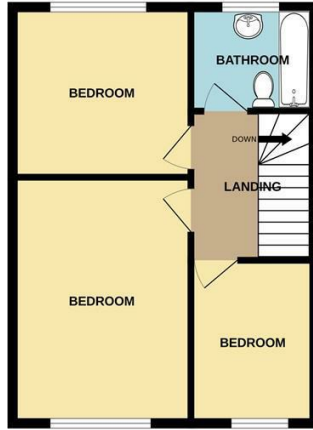
Erewash Borough Council Band B



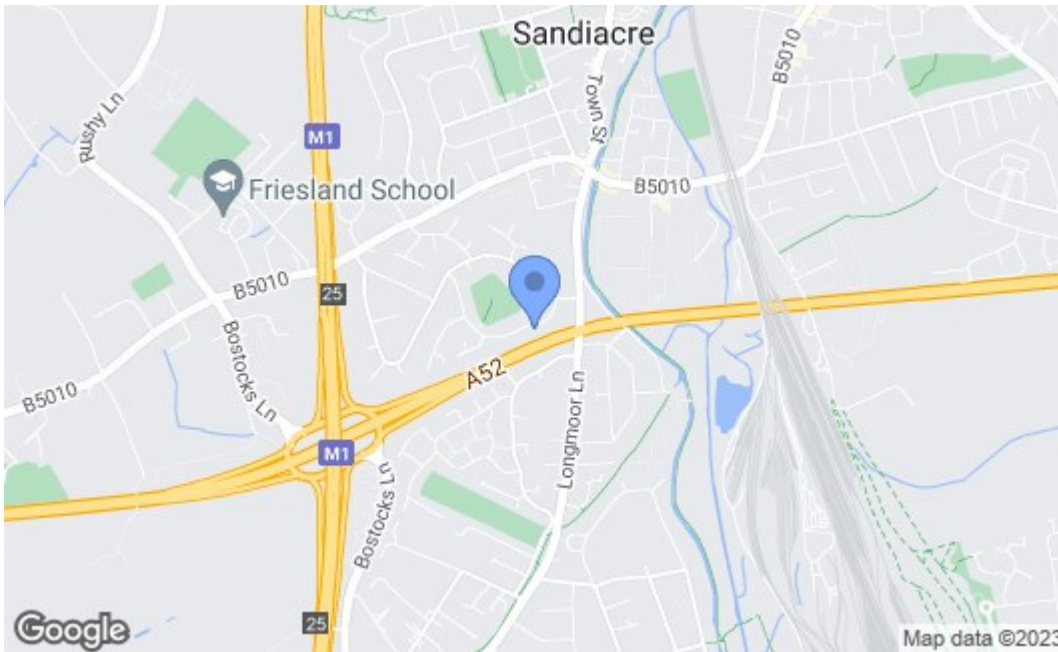
GROUND FLOOR



1ST FLOOR



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.