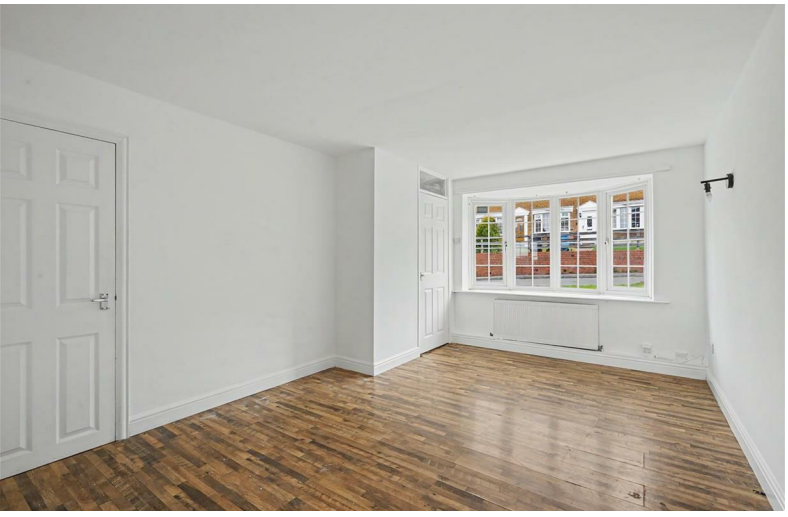
Robert Ellis

look no further...



Linden Grove,
Sandiacre, Nottingham
NG10 5EG

£165,000 Freehold

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/robertellisestateagent @robertellisea

THIS IS A TWO BEDROOM MID TOWN HOUSE SITUATED ON THE EDGE OF SANDIACRE WHICH IS NOW READY FOR IMMEDIATE OCCUPATION.

Being located on Linden Grove which is a quiet cul-de-sac on the outskirts of Sandiacre, this two bedroom property provides a lovely home which we are sure will suit the requirements of a whole range of buyers, from people buying their first property through to those who might be downsizing and looing for a home which is easily maintained and close to many local amenities and facilities and excellent transport links, all of which have helped to make this a convenient place to live. The property is being sold with the benefit of NO UPWARD CHAIN and has recently been re-decorated throughout so is ready for immediate location and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend people take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The accommodation includes a reception hall with stairs taking you to the first floor and the door leads into the lounge which has a double glazed bow window to the front and a door leading into the dining kitchen which is fitted with white gloss finished wall and base units and has a door leading out to the private rear garden. To the first floor the landing leads to the two bedrooms and bathroom which has a white suite with a mains flow shower over the bath. Outside there is a lawned garden at the front and at the rear there is a patio leading onto a decked and astroturf areas with steps taking you to a lower level garden, from which access can be provided to the rear of the garage which is accessed from a drive off the road at the side of the property.

The property is within easy reach of the shops provided by Sandiacre which include a Lidl and Co-op convenience store, with there being many more retail outlets found in nearby Long Eaton, where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front Door
Wood panelled front door with an arched inset glazed panel leading to:

Reception Hall
Stairs leading to the first floor, tiled flooring, a radiator in a housing and built-in storage cupboard.

Lounge/Sitting Room
16'4 x 10'4 approx (4.98m x 3.15m approx)
Double glazed bow window to the front, two wall lights, wood effect laminate flooring, radiator, built-in storage/cloaks cupboard beneath the stairs with a radiator and cloaks hanging and there is a TV aerial point in the lounge.

Dining Kitchen
13'5 x 9'1 to 7'5 approx (4.09m x 2.77m to 2.26m approx)
The kitchen is fitted with white gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine and cupboards below, space for an upright gas cooker, L shaped work surface with cupboards, drawers and a wine rack below and a further work surface with space for a fridge and freezer beneath, matching eye level wall cupboards and a wine rack with hood over the cooking area, tiling to the walls by the work surface areas, double glazed window with a fitted blind to the rear, tiled flooring that extends into the dining area and recessed lighting to the ceiling.

A half double glazed door leads out to the rear garden from the dining area and there is a double glazed window to the rear, a radiator and tiled flooring.

First Floor Landing
Hatch to the loft and a Glow Worm boiler is fitted in a built-in cupboard.

Bedroom 1
13'4 x 10'4 approx (4.06m x 3.15m approx)
Double glazed window to the front, radiator, laminate flooring, recess wardrobe area with a hanging rail, shelf and storage space over the stairs.

Bedroom 2
10'6 x 7'5 approx (3.20m x 2.26m approx)
Double glazed window with views to the rear, laminate flooring, radiator and a dado rail to the walls.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with a mains flow shower over and a protective shower curtain, a low flush w.c. and a pedestal wash hand basin with mixer tap and a double mirror fronted cabinet above, recessed lighting to the ceiling, radiator and an opaque double glazed window.

Outside
At the front of the property there is a lawned garden area and a path leading from the pavement to the front door.

At the rear there is a slabbed patio leading onto decked and astroturf areas with there being low level fencing and a gate around part of the astroturf lawn, a path and steps lead to the bottom of the garden where there is a lower level garden area, from which access is provided to the rear of the garage and a path leads out to the courtyard in front of the garage. There is fencing to the side boundaries and an outside tap is provided.

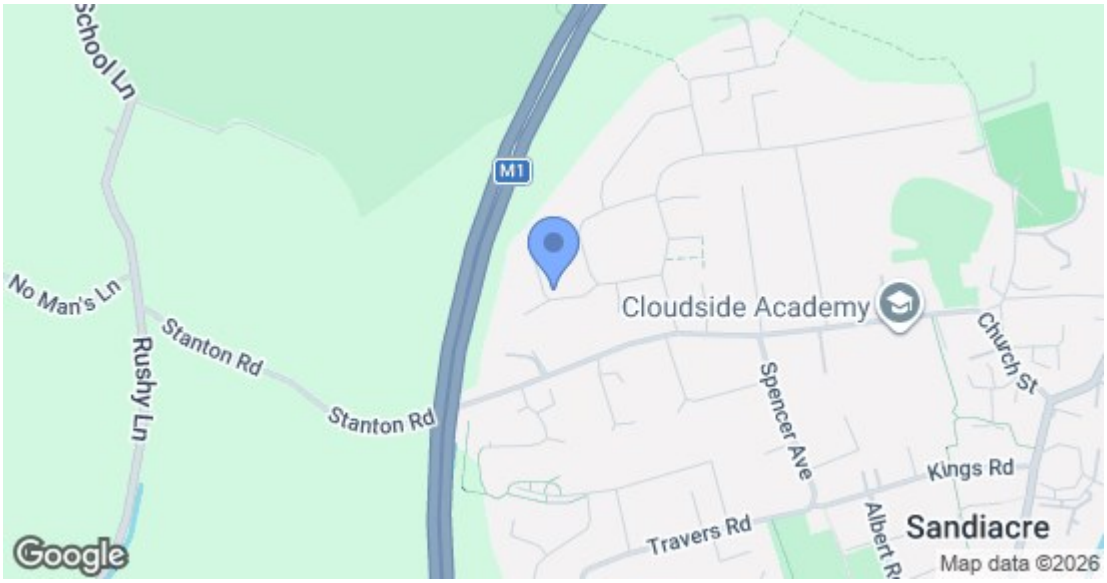
Garage
15'9 x 7'7 approx (4.80m x 2.31m approx)
A brick garage which an up and over door to the front and a personal door to the rear.

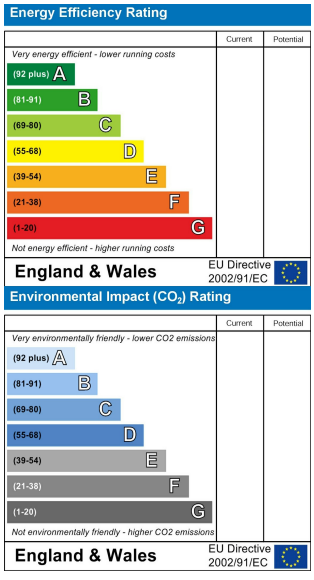
Directions
9276MP

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 66mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
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

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,





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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