



I Victor Crescent,
Sandiacre, Nottingham
NG10 5JY

£199,950 Freehold



THIS IS AN IMMACULATE TRADITIONAL SEMI DETACHED HOUSE SITUATED ON A CORNER PLOT WITH A LOFT CONVERSION.

Robert Ellis are extremely pleased to bring to the market this traditional semi detached property that is simply stunning throughout with open plan living to the ground floor, two double bedrooms to the first floor and loft conversion providing a further double bedroom to the second floor. We strongly recommend that all interested parties take a full inspection so they are able to see just how well this property is presented and the extent of the accommodation included. The property offers a beautiful home that is offered for sale with NO UPWARD CHAIN. The property is well placed for easy access to all the amenities and facilities provided by Sandiacre and Long Eaton and the surrounding area with beautiful canal walks nearby, all of which have helped to make this a very popular and convenient place for people to live.

The property has an attractive appearance and is constructed of brick with render under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation includes an entrance hallway, spacious open plan lounge, dining room and kitchen, two double bedrooms and four piece bathroom to the first floor and to the second floor the loft conversion offering a further double bedroom with two Velux windows. Outside to the front there is a hard standing DRIVEWAY providing off road parking and with the property being on a corner plot there is a GARAGE with access from the garden. The rear garden has a decked area, patio area to the side and rear leading to an area laid mainly to lawn with flower and shrubbery bordering.

The property is within easy reach of the Co-op in Sandiacre and the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed front entrance door, stairs to the first floor and door to:

Open Plan Lounge/Dining Room

22'7" x 13'9" approx (6.9 x 4.2m approx)

Double glazed bay window to the front, laminate flooring throughout, chimney breast with recess alcove either side and two radiators. Double glazed patio doors to the rear and open to:

Kitchen

10'11" x 6'8" approx (3.33m x 2.05m approx)

With a range of wall and base units with an open aspect to the dining room, double glazed window to the rear, square top work surfaces with integrated fridge freezer, electric oven and gas hob, dishwasher, sink and drainer, door to understairs cupboard.

First Floor Landing

Double glazed window to the side, doors to:

Bedroom 1

12'7" x 10'8" approx (3.86m x 3.27m approx)

Double glazed window to the front, radiator and recess for fitted wardrobes.

Bedroom 3

10'2" x 9'6" approx (3.11m x 2.9m approx)

Double glazed window, spot downlighters and radiator.

Bathroom

8'0" x 7'8" approx (2.45m x 2.34m approx)

A white four piece suite comprising corner panelled Jacuzzi bath with mixer taps, low flush w.c., pedestal wash hand basin, corner shower cubicle with electric shower over, opaque double glazed window to the front and ladder style heated towel radiator.

Second Floor

With stairs leading to:

Bedroom 2

13'6" x 9'9" approx (4.13m x 2.98m approx)

Two large Velux windows, laminate flooring, storage to the eaves, radiator and spot downlighters.

Outside

To the front of the property there is a hard standing drive for off the road parking. The property is situated on a corner plot and there is access to the garage from the side road and there is also access from the garden. The rear garden has a decked area with patio areas to the side and rear leading to an area laid mainly to lawn with flower and shrubbery bordering.

Directions

Proceed out of Long Eaton along Derby Road and turn right at the church onto College Street. Continue to the end and turn right onto Longmoor Lane. Follow the road and Victor Crescent can be found as a turning on the right and the property identified by our 'for sale' board.

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Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 80 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.