Robert Ellis

look no further...







Buckingham Road,
Sandiacre, Nottingham
NG10 5PP

£300,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A DETACHED TWO DOUBLE BEDROOM BUNGALOW IN THE HEART OF SANDIACRE – NO UPWARD CHAIN

A spacious two double bedroom detached bungalow situated in the heart of Sandiacre, offered to the market with no upward chain. Benefiting from a large garage, private enclosed garden and well-proportioned accommodation throughout, this superb home offers fantastic potential for a range of buyers. Conveniently located close to local amenities and transport links, an internal viewing is highly recommended to fully appreciate what is on offer.

Entering through the entrance hall, you are welcomed into a light and airy space with doors leading to all rooms. The spacious lounge enjoys doors opening onto the rear garden, creating a lovely connection to the outside space. Both bedrooms are positioned at the front of the property, whilst the accommodation is complemented by a recently refitted wet room shower room. There is also an open plan kitchen diner with adjoining utility area, ideal for modern living. The property benefits from double glazing and gas central heating throughout. Outside, there is a garage to the side, driveway providing off road parking and a lovely private enclosed rear garden.

The property is well placed for easy access to local shops provided by Sandiacre and Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1 which is only a few minutes drive away, 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
16'3 x 9'9 approx (4.95m x 2.97m approx)
The S shaped entrance hall has a wooden panelled front door with panelled windows either side, carpeted flooring, radiator, three wall lights, loft access hatch, cornice to the wall and ceiling, wood panelled window with obscure glazed panel to the lounge, telephone point and cloaks cupboard.

Lounge
11'9 x 17'9 approx (3.58m x 5.41m approx)
UPVC double glazed sliding doors onto the rear garden, carpeted flooring, double radiator, two ceiling lights, cornice to the wall and ceiling, TV point, brick fire surround with tiled hearth and inset gas fire.

Kitchen Diner
9'4 x 12'3 approx (2.84m x 3.73m approx)
UPVC double glazed window to the rear, vinyl tiled floor, ceiling light, extractor fan, wooden wall, drawer and base units to two walls with wood effect laminate roll edged work surface over, tiled splashbacks, integral oven and grill, four ring gas burner with extractor over, 1½ bowl stainless steel sink and drainer with mixer tap, space for a free standing fridge freezer. Open to:

Utility Room
6'4 x 8' approx (1.93m x 2.44m approx)
UPVC double glazed window and door to the rear, vinyl tiled floor, ceiling light. matching units to the kitchen with plumbing and space for a washing machine, stainless steel sink and drainer.

Bedroom 1
15'2 x 9'6 approx (4.62m x 2.90m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, cornice to the wall and ceiling and two built-in wardrobes with rails and shelving.

Bedroom 2
8'3 x 9'8 approx (2.51m x 2.95m approx)
UPVC double glazed box bay window to the front, carpeted flooring, radiator, ceiling light.

Wet Room
6'7 x 6'7 approx (2.01m x 2.01m approx)
Obscure UPVC double glazed window to the side, LED ceiling lights, vinyl flooring, panelled acrylic walls, low flush w.c., wall mounted floating sink with a mixer tap, low shower enclosure with electric Mira shower, built-in airing/storage cupboard housing the water tank.

Outside
To the front there is a driveway and lawned garden, tap and courtesy lighting.

To the rear there is a south facing garden which is fully enclosed by brick walls and fencing, the rear boundaries have established shrubs and trees for privacy, large lawn and path around the property, patio area directly outside the lounge. There is a gate to the left which gives access to the front.

Garage
7'7 x 25'1 approx (2.31m x 7.65m approx)
Up and over door, two ceiling lights, power, access to the loft.

Directions
Proceed out of Long Eaton along Derby Road continuing over the canal bridge and turning right where the church is situated on the corner into College Street. Follow this road to the end turning left at the mini island and immediately right into Springfield Avenue, right again into Sandringham Road and then third left into Kensington Road. Following the road round Buckingham Road will be found as a turning on the left hand side.
9321JG

Council Tax
Erewash Borough Council Band C

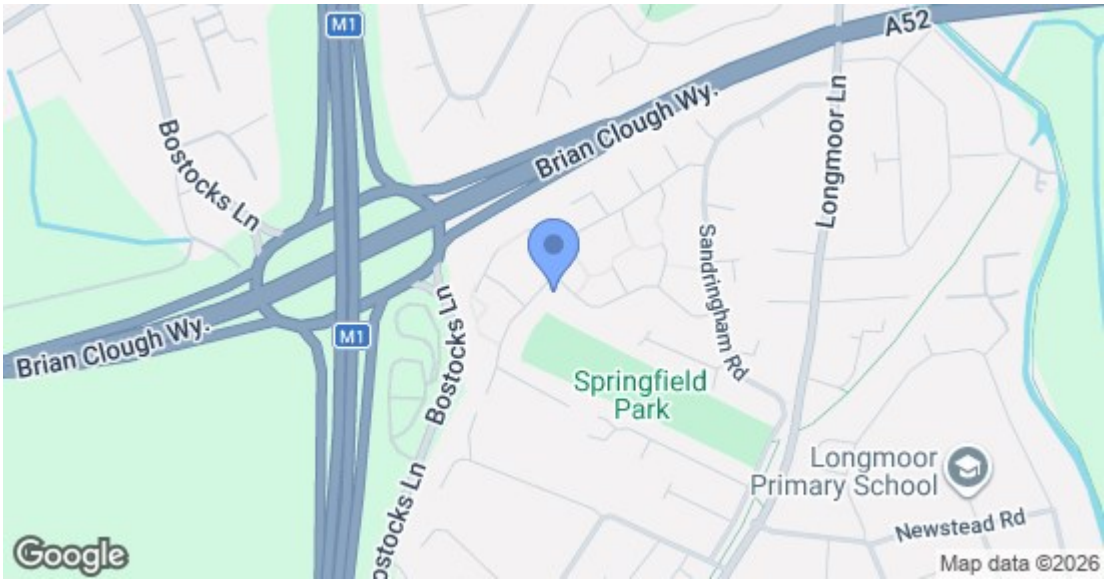
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 40mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

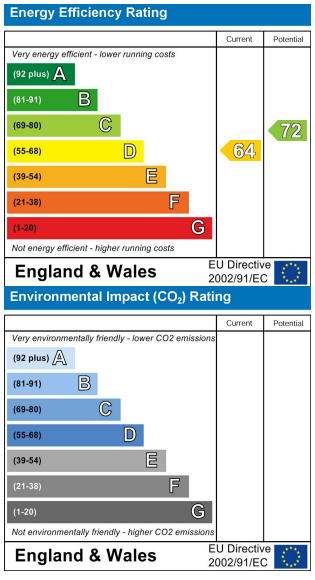




Robert Ellis
ESTATE AGENTS







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818