

# Robert Ellis

look no further...



Lock Lane,  
Sandiacre, Nottingham  
NG10 5LB

**£149,995 Freehold**

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BEING SITUATED IN THIS SOUGHT AFTER AREA, CLOSE TO THE EREWASH CANAL, THIS TWO BEDROOM PROPERTY PROVIDES A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being situated on Lock Lane, this traditional mid property will appeal to first time buyers through to those who might be looking for a project to update a property and and keep to rent out. As people will see when they view, this middle property provides the opportunity for a new owner to stamp their own mark on their next home and will appeal to many people who are looking to live in this very popular area to the West of Nottingham. The property is well placed for easy access to many local amenities and facilities which includes excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Lock Lane with off road parking at the front and is constructed of brick to the external elevations under a pitched tiled roof. The house benefits from having double glazing and gas central heating and being entered through the front door, the accommodation includes a lounge/sitting room, a breakfast kitchen which is fitted with wood grain effect units and there is a rear hall which leads to a ground floor w.c. To the first floor the landing leads to the two bedrooms and the bathroom which has a shower over the bath. Outside there is the off road parking at the front and a good size garden area to the rear.

The property is within easy reach of the amenities provided by Sandiacre which includes a Co-op store and a Lidl with there being many more shopping facilities found at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities, walks along the picturesque Erewash Canal which can take you to Trent Lock and Ilkeston and the excellent transport links include J25 of the M1 which is literally 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.





UPVC panelled front door with outside light to the left leading to:

#### Lounge/Sitting Room

11'10" x 11' approx (3.61m x 3.35m approx)

Double glazed window to the front, Adam style fireplace with a tiled inset, a marble hearth and point for a gas fire, cornice to the wall and ceiling and a wall mounted Dimplex heater.

#### Breakfast Kitchen

12' x 11' to 8' approx (3.66m x 3.35m to 2.44m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with mixer tap and a four ring gas hob set in a work surface which extends to two sides and has space and plumbing for an automatic washing machine, cupboards, drawers and an oven below, space for an upright fridge/freezer with a cupboard over, matching eye level wall cupboards and display units incorporating a cooker hood and having shelving at one end, tiling to the walls by the work surface areas, double glazed window to the rear, laminate flooring, stairs with storage space under leading to the first floor and two radiators.

#### Rear Hallway

9' x 3' approx (2.74m x 0.91m approx)

The rear hall connects the living accommodation to a ground floor w.c. and has an opaque half double glazed door leading out to the gardens, a double glazed window to the side and laminate flooring.

#### Ground Floor w.c.

Having a low flush w.c., wall mounted hand basin, radiator, a wall mounted Glow Worm gas boiler and an opaque double glazed window.

#### First Floor Landing

Hatch to loft and doors to:

#### Bedroom 1

11'10" x 9' plus wardrobes approx (3.61m x 2.74m plus wardrobes approx)

Double glazed window to the front, radiator and a range of built-in wardrobes with cupboards over.

#### Bedroom 2

11'10" x 5' approx (3.61m x 1.52m approx)

Double glazed window to the rear and a radiator.

#### Bathroom

The bathroom has a part sunken bath with a Mira electric shower over, tiling to two walls and a folding protective screen, low flush w.c. and a pedestal wash hand basin with a mirror to the wall above having vanity storage cupboards to one side and above the sink position, radiator, opaque double glazed window and copper tank enclosed in an airing/storage cupboard.

#### Outside

At the front of the property there is a concrete path leading to the front door and there is a pebbled off road parking area with there being external power points positioned at the front of the house. There is access via a pathway next to an adjoining property which enables bins to be wheeled out from the rear of the property.

At the rear there is a concrete area with a path leading to the bottom of the garden where there is a shed which needs attention, there is a pebbled area with the main garden needing further landscaping and being kept private by having fencing and a hedge to the left and a fence to the right hand boundary. There is an outside water supply and external light provided.

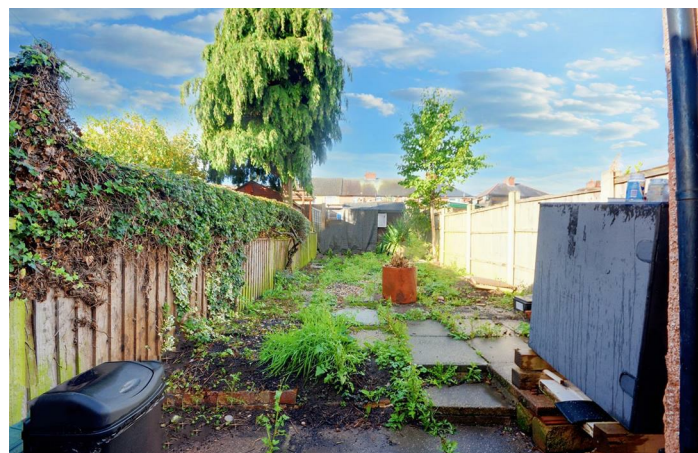
#### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end of College Street and at the mini roundabout turn right into Longmoor Lane, right again into Austins Drive, left into the continuation of Austins Drive and right into Lock Lane where the property can be found as identified by our for sale board.

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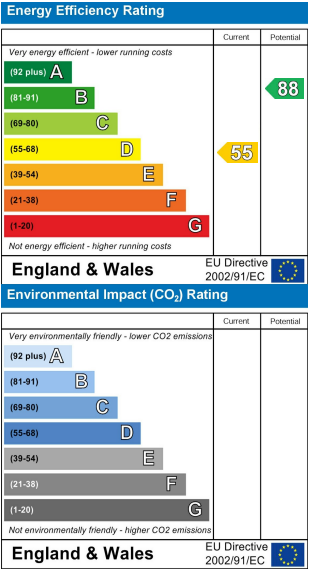
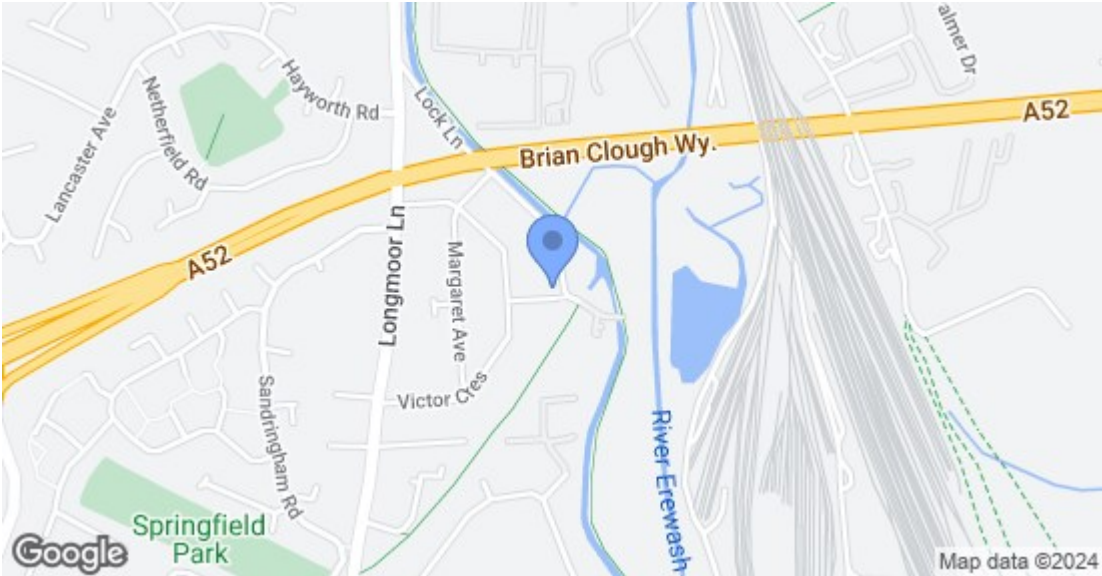
#### Council Tax

Erewash Borough Council Band A





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.