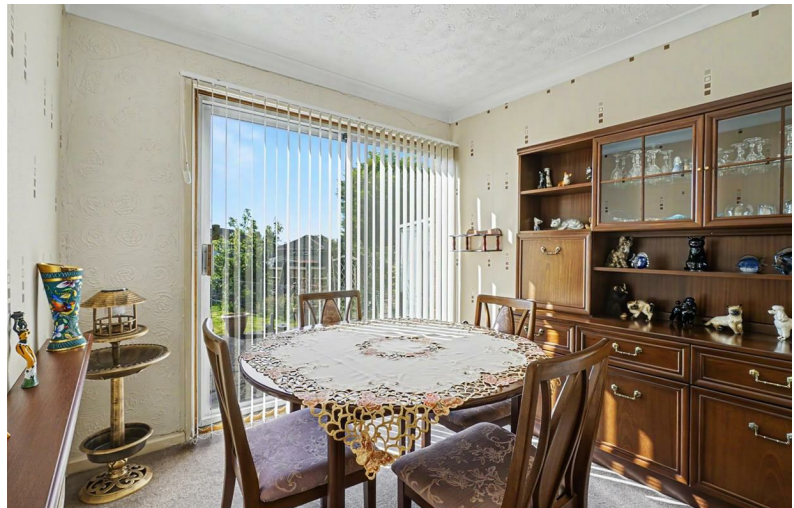




Mountfield Avenue,  
Sandiacre, Nottingham  
NG10 5LS

**£220,000 Leasehold**

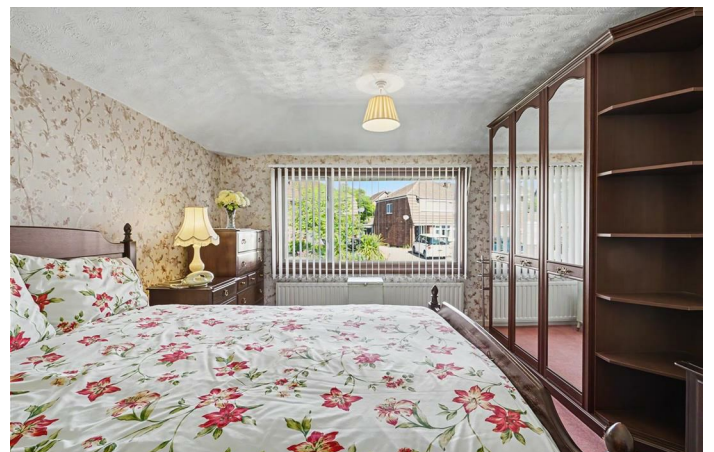


THIS IS A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Mountfield Avenue, this semi detached property provides a lovely three bedroom home which we feel 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 many other amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to 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 leading into the through lounge which includes a dining area and has a feature fireplace and patio doors leading out to the private rear garden and the kitchen is positioned at the rear of the house and this is well fitted with wall and base units and has spaces for appliances. To the first floor the landing leads to the three double bedrooms, the shower room and a separate w.c. Outside there is a drive and lawned garden to the front, an integral garage and a path runs down the right hand side of the house to the rear where there is a private garden with patios and a large lawn with a wooden and wire fencing to the boundaries.

The property is within easy reach of the Co-op and Lidl stores in Sandiacre, with many more shopping facilities being found in 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 and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

Double glazed front door with matching panels to the side and front, panelling to two walls, radiator, tiled flooring and an opaque glazed door leading to:

### Lounge/Dining Room

24'10" x 11'1" max approx (7.58m x 3.4m max approx)

Full height double glazed window with fitted vertical blinds to the front, coal effect gas fire (not tested) set in an Adam style surround with an inset and hearth, double glazed patio doors with fitted blinds leading out to the rear garden, cornice to the wall and ceiling, two radiators with shelves over, a part opaque glazed door with a matching side panel leading to the inner hall and an opaque glazed door leading to the kitchen.

### Inner Hall

Stairs with balustrade and cupboard under leading to the first floor and a radiator.

### Kitchen

9'9" x 7'10" approx (2.98m x 2.4m approx)

The kitchen is fitted with cream finished units having brushed stainless steel fittings and wood effect laminate work surfaces and includes a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards, drawers, space for an automatic washing machine below, space for an upright gas cooker, work surface with cupboards below, matching eye level wall cupboards, space for an upright fridge/freezer, wall mounted Worcester Bosch boiler, fully tiled walls and tiled flooring, opaque double glazed window and door looking and leading out to the rear garden.

### First Floor Landing

The balustrade continues from the stairs onto the landing and doors lead to the three bedrooms, shower room and the separate w.c.

### Bedroom 1

13'10" x 11'1" approx (4.24m x 3.4m approx)

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

### Bedroom 2

11'1" x 10'6" approx (3.4m x 3.22m approx)

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

### Bedroom 3

11'2" x 7'4" approx (3.40m x 2.24m approx)

Double glazed window with fitted vertical blinds to the front, radiator and hatch to the loft.

### Shower Room

The original bathroom has been changed into a shower room, but could easily have a bath re-fitted if preferred by a new owner. The walls are fully tiled and there is a walk-in shower having an aqua shower, tiling to two walls, sliding glazed doors and protective screens, pedestal wash hand basin with a mixer tap, tiled flooring, opaque double glazed window and the copper lagged tank is enclosed in an airing/storage cupboard.

### Separate w.c.

The separate w.c. has fully tiled walls, a white low flush w.c., tiled flooring and an opaque double glazed window.

### Outside

At the front of the property there is a driveway leading to the garage and a path with a hand rail leads to the front door, there are stepped lawned gardens, a picket fence to the front and a low level wall to the right hand side with a wrought iron gate providing access to a path which runs down the right hand side of the property and provides access to the rear garden and also provides a storage area for bins and other items.

The rear garden has a concrete patio to the immediate rear of the property with a step leading to a slabbed patio area, there is a large lawn with fencing to the left and rear boundaries and wire fencing to the right hand side and an outside tap is provided.

### Garage

16'2" x 7'4" approx (4.93m x 2.25m approx)

The integral garage has an up and over door at the front.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into College Street immediately prior to the church. Proceed to the end of College Street taking the right turning at the traffic island towards Sandiacre. Proceed some distance passing under the A52 bridge taking the next left turning into Hayworth Road. Take the second left turning into Netherfield Road and first right into Mountfield Avenue.

9318MP

### Agents Notes

The property is leasehold - details to be verified.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 50mbps Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

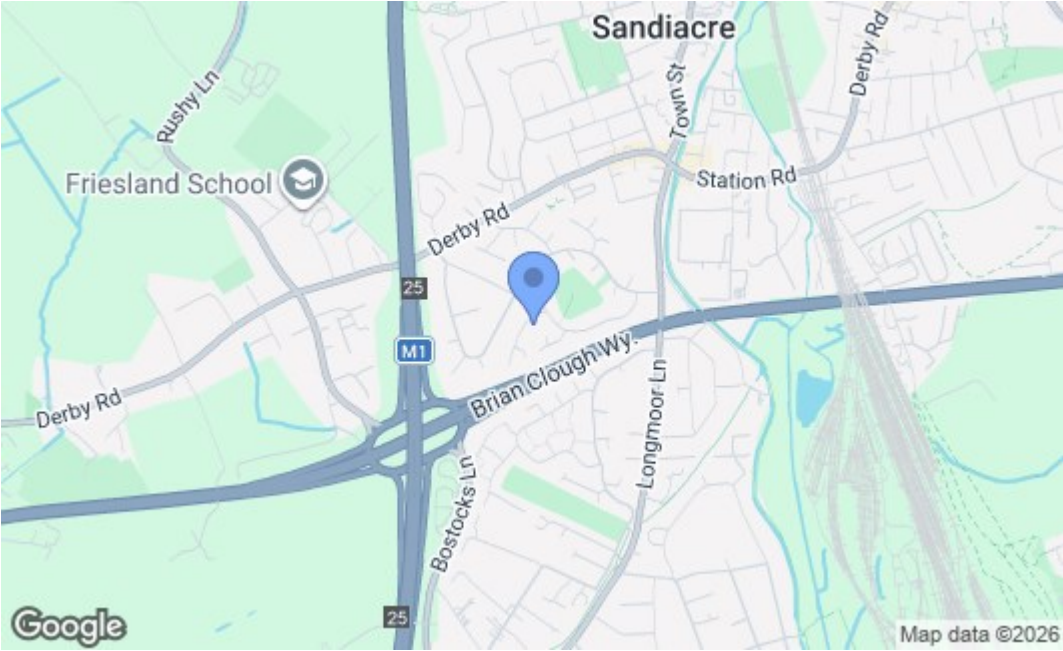
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 64      | 71        |
| England & Wales 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 |         |           |
|                                                                 |         |           |
| 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.