Robert Ellis

look no further...

Hampshire Drive,
Sandiacre, Nottingham
NG10 5NS

Price Guide £215-225,000

Leasehold

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THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY SITUATED TOWARDS THE HEAD OF A CUL-DE-SAC IN THIS VERY POPULAR AND ESTABLISHED RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Hampshire Drive, this three bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first home through to families who are looking for three bedrooms and a property which is close to excellent local schools and other amenities and facilities. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the house includes a reception hall with a ground floor w.c. off, a through lounge which includes a dining area and has glazed doors leading to the conservatory and the kitchen is fitted with wall and base units and has integrated cooking appliances. To the first floor the landing leads to the three bedrooms and the bathroom which has a white suite including a shower over the bath. Outside there is a brick garage positioned to the left of the house, steps leading to the front door and lawned areas at the front with a path running down the left hand side through a gate to the rear garden. At the rear of the property there is a patio leading onto a lawn and there are steps to a decked seating area, with the garden being kept private by having fencing to the boundaries.

The property is positioned close to the excellent local schools which are provided by Sandiacre and is also close to a number of local shops including Co-op and Lidl stores with more shopping facilities being found in Long Eaton which is only a short drive away and these include an Asda, Tesco and Aldi stores as well as many other retail outlets, there are 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.

Porch
Open porch with an outside light leading through a UPVC front door with three inset opaque glazed panels to:

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

Ground Floor w.c.
Having a low flush w.c., corner hand basin with a tiled splashback and an opaque double glazed window to the front.

Lounge/Dining Room
24'7 x 11'2 to 10' approx (7.49m x 3.40m to 3.05m approx)
The through lounge includes a dining area and has a double glazed window with fitted blinds to the front, coal effect gas fire set in a Minton style surround with hearth, two radiators, cornice to the wall and ceiling and glazed doors leading to the conservatory.

Conservatory
10' x 9'10 approx (3.05m x 3.00m approx)
Double glazed French doors leading out to the rear garden and double glazed windows to the side and rear, laminate flooring, wall mounted heater and a polycarbonate roof.

Kitchen
10'2 x 7'4 approx (3.10m x 2.24m approx)
The kitchen is fitted with cream Shaker style units and includes a 1½ bowl sink with a mixer tap and four ring hob set in a work surface with an oven and cupboards beneath, second work surface with cupboards and drawers below, matching eye level wall cupboards, back plate and hood to the cooking area, gas boiler housed in a matching wall cupboard, double glazed door and a double glazed window looking and leading out to the rear garden and tiled flooring.

First Floor Landing
Double glazed window with fitted blind to the side and a copper lagged tank enclosed in an airing/storage cupboard.

Bedroom 1
13'5 x 11'9 to 8'7 approx (4.09m x 3.58m to 2.62m approx)
Double glazed window with fitted blinds to the front, radiator and hatch to the loft.

Bedroom 2
11'8 x 10'5 approx (3.56m x 3.18m approx)
Double glazed window with fitted blinds to the rear and a radiator.

Bedroom 3
10'7 x 8'7 to 5'5 approx (3.23m x 2.62m to 1.65m approx)
Double glazed window with fitted blind to the front, radiator and laminate flooring.

Bathroom
The bathroom has a white suite including a P shaped bath with a mixer tap, an electric Mira shower over, tiled splashback and a curved protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c., opaque double glazed window with fitted blind and a radiator with a rail over.

Outside
At the front of the property there is a path with steps leading to the front door and the path extends around the left hand side of the house through a gate to the rear garden. There are lawned areas with borders and a driveway in front of the garage.

At the rear there is a patio leading onto a lawn, steps take you to a decked seating area, there is established planting at the bottom and the garden is kept private by having fencing to the boundaries. There is an outside light, external power point and an outside tap provided.

Garage
16' x 8' approx (4.88m x 2.44m approx)
Brick garage with an up and over door at the front and power and lighting is provided in the garage.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road all the way to the end and at the mini island turn right onto Longmoor Lane. Continue for some distance and after the bridge turn left into Hayworth Road and Hampshire Drive can be found as a turning on the right hand side.
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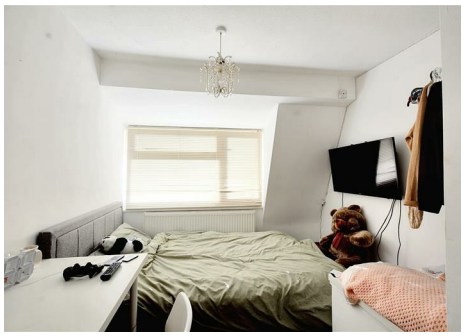
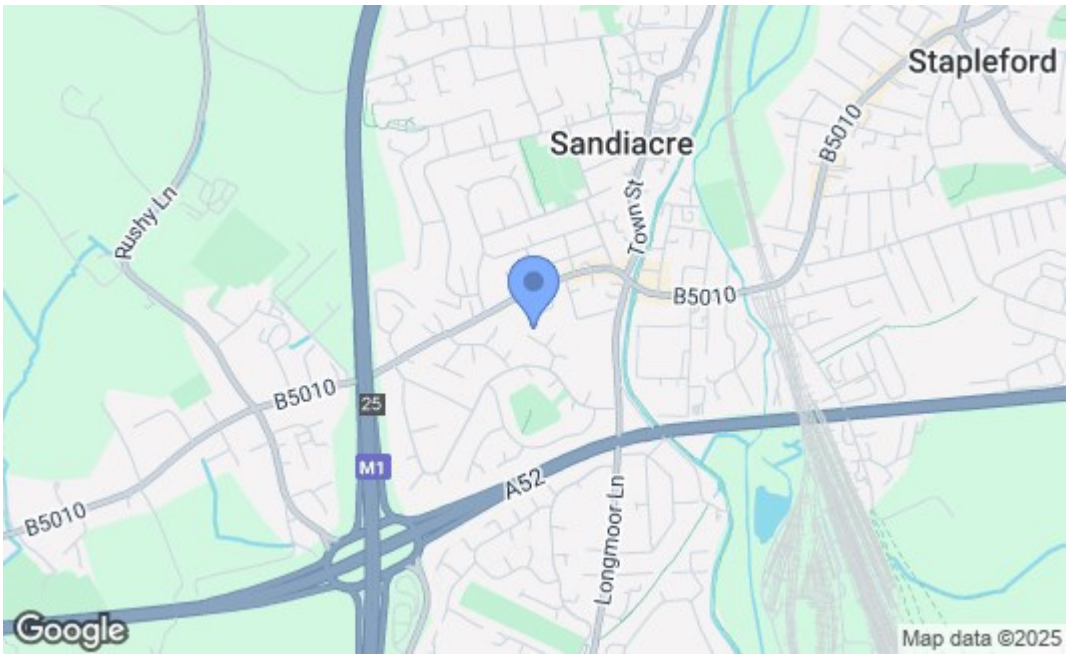
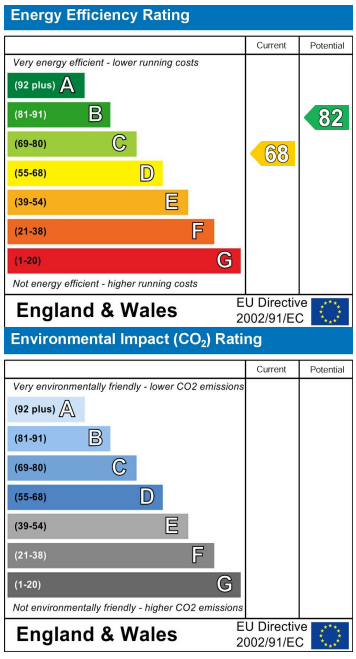
Council Tax
Erewash Borough Council Band B

Agents Notes
The property has a 999 year lease which commenced 24.6.61







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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