Robert Ellis

*look no further...*

Lime Grove,
Sandiacre, Nottingham
NG10 5FQ

**Price Guide £210-220,000**

**Freehold**

0115 946 1818

/robertellisestateagent

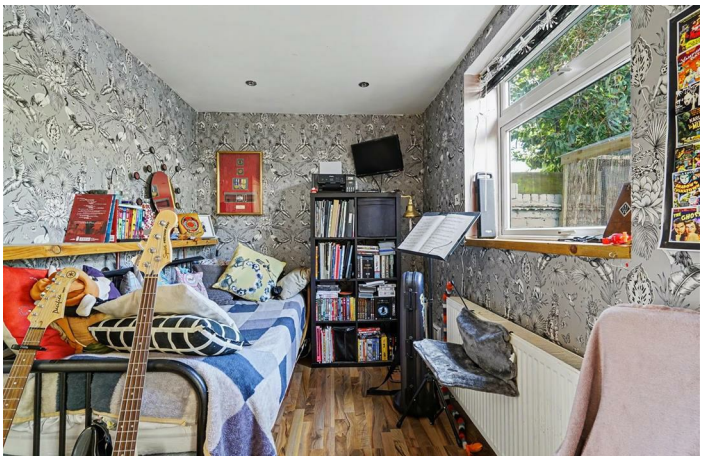
@robertellisea

A GREAT OPPORTUNITY TO PURCHASE THIS EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED HOME, OFFERING GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT.

Robert Ellis are pleased to bring to the market this spacious property which benefits from a double storey extension, creating a well balanced layout ideal for family living. The accommodation includes a large kitchen diner, a comfortable lounge, separate sitting room and a conservatory, providing excellent additional living space. There is also a useful utility area, adding practicality to the home. To the first floor are three double bedrooms, with the master bedroom being particularly generous in size and benefitting from a Jack and Jill en suite.

Externally, the property enjoys a mature rear garden and sits within a corner plot, offering a pleasant and private outdoor space. There is also a garage with motorcycle access, providing storage or secure parking. An internal viewing is highly recommended to fully appreciate the space and flexibility this extended home has to offer.

Sandiacre has a number of local shops including Co-op and Lidl stores 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 reach, 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
Door to the front, tiled floor and door to:

## Hallway
Stairs to the first floor, radiator and doors to:

## Cloaks/w.c.
Low flush w.c., wash hand basin, tiled floor and extractor fan.

## Lounge
12' x 14'11 approx (3.66m x 4.55m approx)
Double glazed window to the front, laminate flooring, log burner and doors to:

## Kitchen/Diner
16'7 max x 15'11 max approx (5.05m max x 4.85m max approx)
Wall, base and drawer units with work surfaces over, inset sink and drainer, double glazed windows to the front and rear, double glazed patio doors to the rear, plumbing for a dishwasher, space for an American style fridge freezer, laminate flooring, integrated electric oven, four ring gas burner with extractor over, radiator.

## Utility Room
Plumbing for a washing machine, space for a tumble dryer and cupboard housing the boiler.

## Sitting Room
7'2 x 15'8 approx (2.18m x 4.78m approx)
Double glazed window to the rear, radiator, laminate flooring.

## Conservatory
12'7 x 9'3 approx (3.84m x 2.82m approx)
Double glazed patio doors to the rear, radiator and windows surrounding.

## First Floor Landing
Loft access hatch and doors to:

## Bedroom 1
16' x 15'1 approx (4.88m x 4.60m approx)
Two double glazed windows to the rear, double glazed window to the front, laminate flooring and radiator.

## Jack and Jill En-suite
8'9 x 8'2 approx (2.67m x 2.49m approx)
Double glazed window to the front, Jacuzzi bath with shower off the mixer tap, vanity wash hand basin, low flush w.c., radiator.

## Bedroom 2
15'11 x 7'2 approx (4.85m x 2.18m approx)
Double glazed window to the rear, radiator and laminate flooring.

## Bedroom 3
11'11 x 13' approx (3.63m x 3.96m approx)
Double glazed window to the front, radiator and laminate flooring.

## Shower Room
Single shower cubicle, low flush w.c., vanity wash hand basin, chrome heated towel rail and double glazed window to the rear.

## Outside
To the front of the property there is off road parking from a block paved driveway, side access leading to the rear garden.

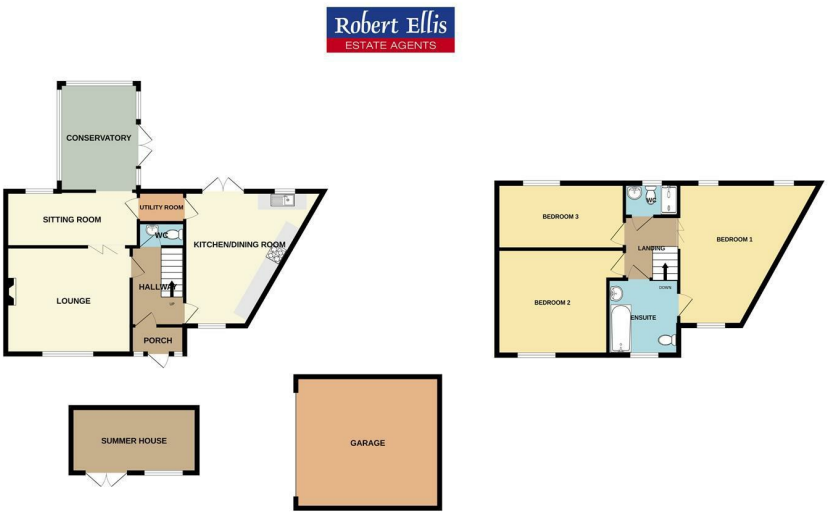
The rear garden has a garage with no vehicular access except for a motorbike. Mature rear garden which is laid mainly to lawn, pond, summerhouse, wood storage area, under cover section, mature shrubs and trees to the borders.

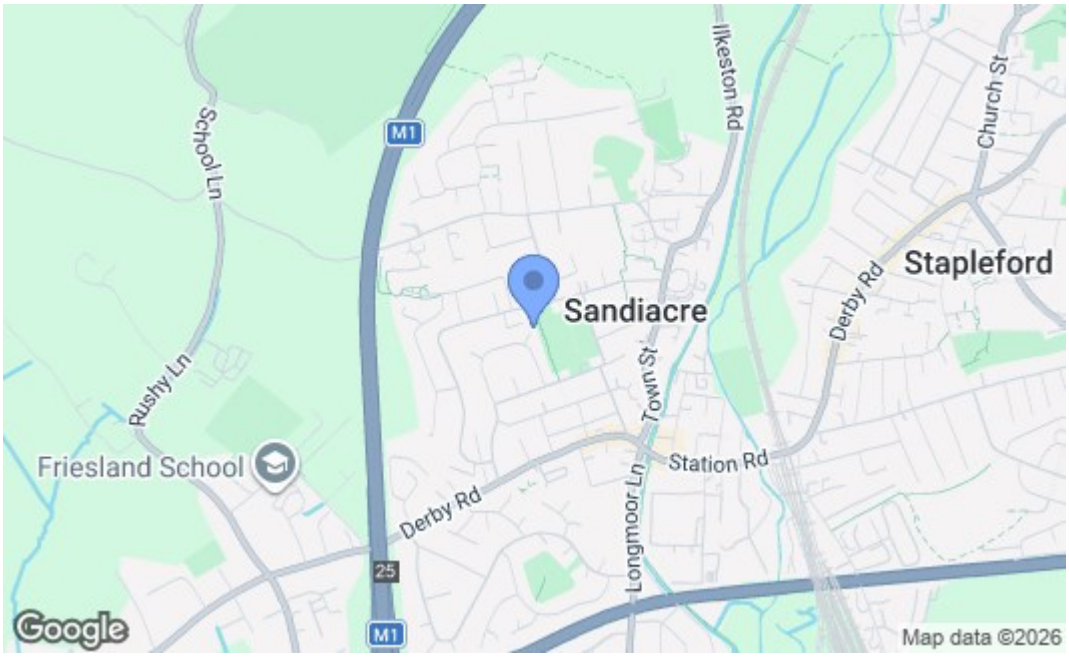
## Garage/Storage
15'6 x 16'11 approx (4.72m x 5.16m approx)
Up and over door, for storage only.

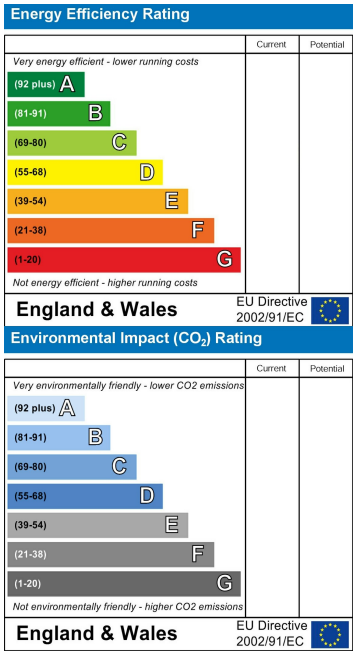
## Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end of the road and at the mini island turn right onto Longmoor Lane Follow the road to the traffic lights and turn left onto Derby Road and right onto King Edward Street, At the end turn left onto Doncaster Avenue, right onto The Greenway and right again onto Lime Grove.
9270CO

## Council Tax
Erewash Borough Council Band A

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 53mbps Ultrafast 1800mbps
Phone Signal – EE,02, Three, 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




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