Robert Ellis

*look no further...*

Kensington Road,
Sandiacre, Nottingham
NG10 5PD

**£319,950 Freehold**

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THIS IS A FOUR BEDROOM DETACHED HOME SITUATED IN THIS VERY POPULAR AREA OF SANDIACRE, WHICH IS CLOSE TO MANY LOCAL AMENITIES AND FACILITIES AND TO EXCELLENT TRANSPORT LINKS, ALL OF WHICH HAVE HELPED TO MAKE THIS A VERY POPULAR AREA TO LIVE.

Robert Ellis are pleased to be instructed to market this four bedroom detached family home which is being sold with the benefit of NO UPWARD CHAIN. Since being originally constructed the property has been extended to the rear to provide a large second reception room which includes sitting and dining areas and has French doors leading out to the rear garden. The kitchen and bathroom have been re-fitted over recent years and therefore have an up to date feel which helps to make the house ready for immediate occupation by a new owner. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do 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 an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through a fully enclosed reception porch there is a wood panelled inner door leading to the reception hall which has a ground floor w.c. off and an internal door leading to the garage. The lounge has a feature fireplace and bay window to the rear, the extended dining/sitting room has French doors leading out to the rear garden and the kitchen is positioned at the front of the house and is fitted with wood grain effect wall and base units and has several integrated appliances. To the first floor the landing leads to the four good size bedrooms, the main bedroom having ranges of fitted furniture and the third bedroom is currently used as a study and has extensive ranges of shelving, filing drawers and a desk which could all be removed if preferred by a new owner. The main bathroom is fully tiled and this has a white suite complete with a shower over the bath. Outside there is the integral garage, block paved parking at the front for three vehicles and there is access either side of the property to the rear garden which has a patio with steps leading onto a lawned area and a further Indian sandstone patio at the top of the garden with the rear garden being kept private by having good quality fencing to the boundaries and there is a wooden shed positioned on the second patio which will remain at the property when it is sold.

The property is within easy reach of all the amenities and facilities provided by Sandiacre and Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools within walking distance 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.

## Porch
8'3 x 5'7 approx (2.51m x 1.70m approx)
The porch is fully enclosed and has a UPVC door with three inset leaded double glazed panels to the front with double glazed windows to the front and side, tiled flooring and a wood panelled door with an opaque glazed side panel leading to:

## Reception Hall
Stairs with balustrade leading to the first floor, tiled flooring, radiator, dado rail to the walls, Georgian glazed doors leading into the kitchen and lounge and an internal door to the garage.

## Ground Floor w.c.
Being fully tiled with a low flush w.c. and hand basin set in a tiled surface with double cupboard under, radiator and an opaque glazed window.

## Lounge/Sitting Room
15'3 x 12'7 approx (4.65m x 3.84m approx)
Double glazed bow window to the rear, stone effect gas fire set in a feature brick surround with a tiled inset and hearth, cornice to the wall and ceiling, radiator, laminate flooring and double opening Georgian glazed doors leading into the dining/sitting room.

## Dining/Sitting Room
20'8 x 8'2 approx (6.30m x 2.49m approx)
The original room was extended to provide an enlarged living space with the room having a double glazed bow window to the rear, double opening double glazed French doors leading out to the patio, two wall lights, laminate flooring, radiator, cornice to the wall and ceiling and double opening Georgian glazed doors leading to the kitchen and lounge.

## Kitchen
11'9 x 8' approx (3.58m x 2.44m approx)
The kitchen is fitted with wood grain finished work surfaces having brushed stainless steel fittings and dark work surfaces and includes a stainless steel sink with mixer tap and a four ring hob set in a work surface which extends to three sides and has two pull out units with drawers, oven, two corner cabinets with carousels, cupboards and drawers below, matching eye level wall cupboards and a double display cabinet and hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the front, Worcester Bosch wall mounted boiler, half double glazed door leading out to the side of the property, tiled flooring, space for an upright fridge/freezer, further work surface with a radiator under and the electric consumer unit is mounted on the wall in the kitchen.

## First Floor Landing
Having a double glazed window to the side, the balustrade continues from the stairs onto the landing, radiator, dado rail to the wall, hatch to the loft and an airing/storage cupboard.

## Bedroom 1
12'8 x 9'10 approx (3.86m x 3.00m approx)
Double glazed window to the rear, wardrobes and drawer units to either side of the bed position with cupboards over, further range of fitted wardrobes to the corner of the room with a drawer unit to one side, radiator, laminate flooring and two lights by the bed position.

## En-Suite
The en-suite to the main bedroom is fully tiled and has a shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c. and a hand basin with a mixer tap, double cupboard under and a mirror and glazed shelf to the wall above, chrome ladder towel radiator, opaque double glazed window and tiled flooring.

## Bedroom 2
11' x 9'9 approx (3.35m x 2.97m approx)
Double glazed window to the rear and a radiator.

## Bedroom 3/Study
9'10 x 8'8 approx (3.00m x 2.64m approx)
The third bedroom is currently used as a study and has a double glazed window to the front, a fitted desk with drawers, cupboards and shelving to one side, further fitted shelving and filing drawers to a second wall and there is a further shelf unit, laminate flooring and a radiator.

## Bedroom 4
7'5 x 6'9 approx (2.26m x 2.06m approx)
Double glazed window to the front, double fitted wardrobe, radiator and laminate flooring.

## Bathroom
The main bathroom is fully tiled and has a white suite including a panelled bath with hand rails and a mixer tap with a Mira electric shower over and a protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c., opaque double glazed window, X-pelair fan, chrome ladder towel radiator and tiled flooring.

## Outside
At the front of the property there is a block paved driveway which provides off road parking for a number of vehicles and there is a brick edged pebbled bed to the left hand side and gates either side of the property leading to paths which take you to the rear garden.

The rear garden has a slabbed patio to the immediate rear of the house with steps leading onto a lawn with a further Indian sandstone patio at the top which extends across the width of the garden and provides a lovely place to sit and enjoy outside living. There is a wooden shed positioned on the top patio, the garden is kept private by having fencing to the three boundaries, there is a bin storage area close to the house, an outside light at the rear of the property and there is a second external tap at the front of the house.

## Garage
17'2 x 7'3 aprpox (5.23m x 2.21m aprpox)
The integral garage has an up and over door to the front, a sink with a mixer tap and double cupboard and drawer under positioned at the rear of the garage, plumbing and space for an automatic washing machine, further upright storage cupboard, fitted shelving to the walls, power and lighting is provided and there is an outside tap located in the garage.

## Directions
Proceed out of Long Eaton along Derby Road turning right into College Street adjacent to the church. Continue to the end and turn left at the island. Turn immediate right, right again following Sandringham Road and turn left into Kensington Road.
7497AMMP

## Council Tax
Erewash Borough Council Band D

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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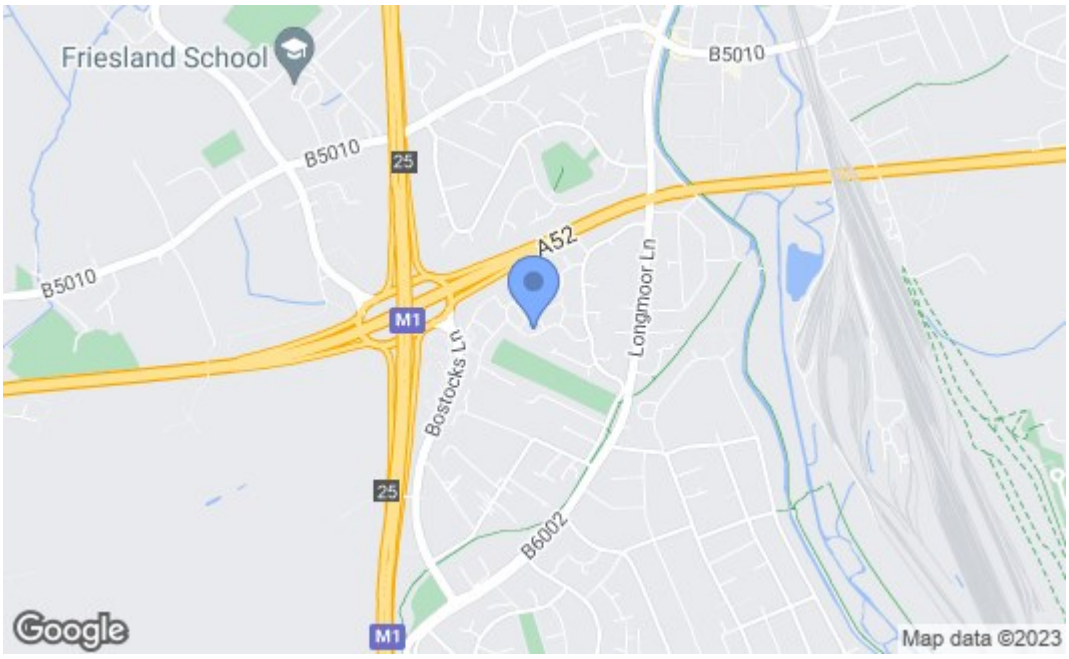


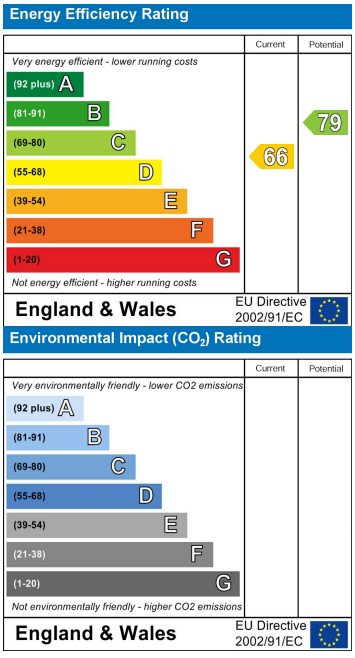


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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