Robert Ellis

look no further...

Windsor Court,
Sandiacre, Nottingham
NG10 5PH

£210,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

VIEWINGS ARE HIGHLY RECOMMENDED FOR THIS MODERN END TERRACED HOUSE THAT IS IMMACULATELY PRESENTED BOTH INTERNALLY AND EXTERNALLY.

Robert Ellis are thrilled to market this wonderful two bedroom home that would appeal to first time buyers and downsizers that are searching for a property that requires no work. The composite entrance door opens into the entrance hallway with wood effect laminate flooring, radiator and access to the kitchen and lounge diner. The modern fitted Shaker style kitchen is a good size and is fully equipped with integrated appliances including oven, hob, fridge, freezer, dishwasher and washing machine. The lounge diner is light and airy with French doors leading to the rear garden.

The first floor landing provides oak door access to the two bedrooms and modern fitted bathroom. The rear garden is fully enclosed with decorative clippings, a central laid to lawn area with raised beds and a gate leading to the front. There is a driveway providing off road parking and a useful EV charging point. In addition to the driveway there is a single garage which is part of a block.

Windsor Court is well positioned to provide easy access to all the amenities and facilities provided by Sandiacre and Long Eaton with Asda, Tesco and Aldi stores and many other retail outlets being found within Long Eaton town centre which is literally only a few minutes drive away, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Storm Porch
Open storm porch with a composite front entrance door having obscure double glazed light panels within leading into:

Entrance Hallway
Radiator with a smart thermostat, internal oak doors to the kitchen and lounge/diner, wood effect laminate flooring extending into the kitchen, electric consumer unit.

Kitchen
8'7" x 8'3" approx (2.63m x 2.52m approx)
UPVC double glazed window to the front, Shaker style wall, base and drawer units with wooden work surfaces and tiled splashbacks, ceramic sink and drainer with mixer tap, integrated single electric oven, four ring gas burner and extractor over, under cabinet lighting, integrated dishwasher, washing machine and fridge freezer, ceiling spotlights.

Lounge/Diner
12'9" x 12'10" approx (3.9m x 3.92m approx)
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, ceiling spotlights, stairs to the first floor and radiator with a smart thermostat.

First Floor Landing
Radiator with a smart thermostat, access hatch via a pull down ladder to the lit and fully boarded loft space which also houses the boiler, and oak doors to:

Bedroom 1
12'10" x 9'4" approx (3.92m x 2.85m approx)
Two UPVC double glazed windows to the rear, radiator with smart thermostat.

Bedroom 2
8'9" x 6'3" approx (2.69m x 1.91m approx)
UPVC double glazed window to the front, radiator with smart thermostat and concertina oak door leading to the storage cupboard with hanging rail.

Shower Room
5'6" x 6'3" approx (1.69m x 1.91m approx)
Obscure UPVC double glazed window to the front, three piece suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, shower with rainwater shower head and hand held shower, tiled splashbacks, vinyl flooring, ceiling spotlights, extractor fan and chrome heated towel rail.

Outside
There is off road parking to the front with an EV charging point, outside tap and external light.

The rear garden has a lawned garden with decorated chipped area, fully stocked railway sleeper beds, decked seating area, fencing to the boundaries, power point and gate providing access to the front.

Garage
Single garage with up and over door, found in a nearby block.

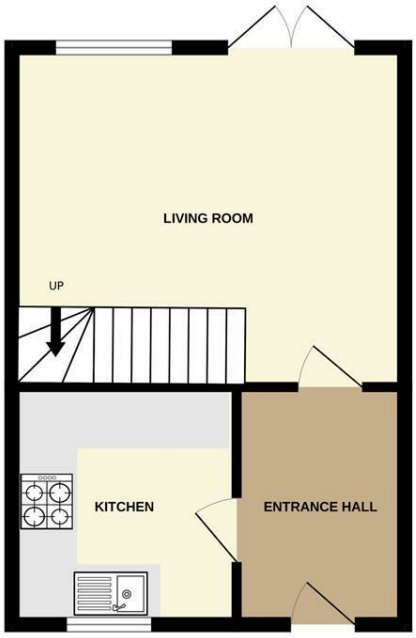
Directions
Proceed out of Long Eaton along Derby Road taking the right turning into College Street. At the end of College Street take the right turning onto Longmoor Lane and after a short distance turn left into Sandringham Road. Upon the apex of the left hand bend take the right turning into Kensington Road and first right into Windsor Court. The property can be found within Windsor Court on the left hand side.
9083MH

Council Tax
Erewash Borough Council Band A

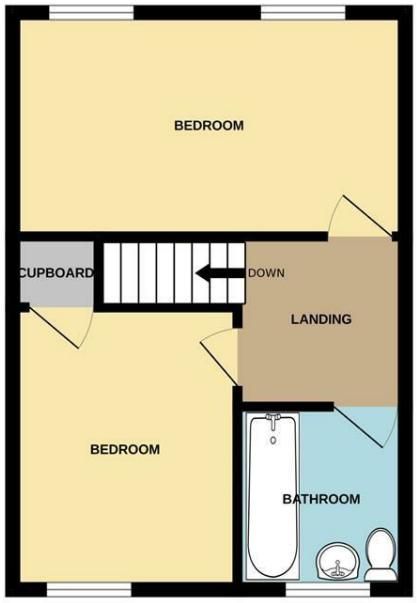
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

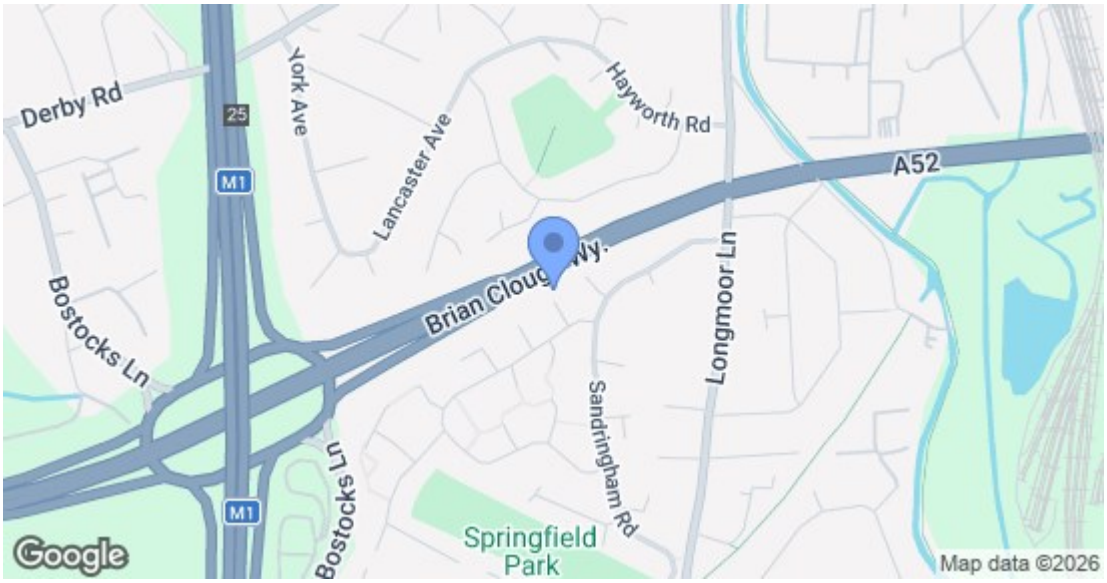
Robert Ellis
ESTATE AGENTS

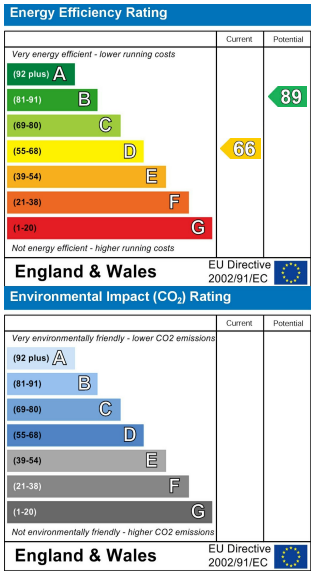
GROUND FLOOR



1ST FLOOR







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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