Robert Ellis

*look no further...*

Kings Road,
Sandiacre, Nottingham
NG10 5BY

**£275,000 Freehold**

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THIS IS A LARGE INDIVIDUAL TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being situated on Kings Road in the heart of Sandiacre, this individual detached bungalow provides a lovely home that will suit people who are looking for accommodation arranged on one level. The property is much larger than many other two bedroom bungalows in the area and for the size of the property and the 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 is well placed for easy access to the various amenities and facilities provided by Sandiacre and the surrounding area and to excellent transport links, all of which have helped to make this an extremely popular and convenient place to live.

Standing back from the road, the bungalow is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof with the soffits, facias and verge trims having been replaced over recent years. The well proportioned accommodation derives the benefits from having gas central heating and double glazing and is entered through a main entrance door at the side where there is a spacious reception hall, an L shaped lounge which includes a dining area, a well fitted breakfast kitchen which has oak finished units and granite work surfaces and at the rear of the bungalow there are two large double bedrooms, both with ranges of fitted furniture, a bath/shower room and a separate w.c. Outside there is a driveway extending down the left hand side of the house to a detached brick garage which is positioned at the rear, the front garden has a lawn with borders at the side and the rear garden has a patio, lawned area with an ornamental pond, a summerhouse and the garden is kept private by having fencing to the boundaries.

The property is within walking distance of Co-op and Lidl stores and other shopping facilities can be found in Stapleford and nearby Long Eaton where there are Asda, Tesco and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, 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.

The main entrance door is at the side of the property where there is a UPVC door with an inset opaque glazed leaded panel and a matching leaded double glazed side panel leading into the reception hall. There is also an enclosed porch at the front of the property which has a glazed door and windows to the front and side which if preferred is an alternative access into the bungalow.

## Reception Hall
15' x 7' approx (4.57m x 2.13m approx)
Built-in cloaks/airing cupboard which houses the Worcester Bosch boiler, hot water tank and has shelving and cloaks hanging within the cupboard, radiator with shelf over, cornice to the wall and ceiling, hatch to the loft and two wall lights.

## L Shaped Lounge/Dining Room
19' to 9' x 21' to 11' approx (5.79m to 2.74m x 6.40m to 3.35m approx)
This large L shaped main reception room includes a dining area and has double glazed leaded sliding doors leading into the front porch and a double glazed leaded window to the front, feature coal effect gas fire set in a Minton style surround with hearth, double glazed eye level window to the side, plaster alcove to one wall, three wall lights, two radiators, cornice to the wall and ceiling and a TV point.

## Breakfast Kitchen
10' x 9' approx (3.05m x 2.74m approx)
The kitchen is fitted with oak finished units and granite work surfaces and a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to four sides and has an oven, cupboards, drawers and spaces for an automatic washing machine, fridge and freezer beneath, there is also a section within the base units for a breakfast table to be placed which can be brought in and out as required, matching eye level wall cupboards extending to two walls, tiling to the walls by the work surface areas, double glazed leaded window to the side, radiator, upright shelved pantry storage cupboard, tiled flooring, TV point, double serving hatch into the dining area and an extractor fan.

## Bedroom 1
19' x 11' approx (5.79m x 3.35m approx)
This large main bedroom has a double glazed leaded window to the rear, wardrobes to either side of the bed position with there being a bedside unit with shelving and drawers to one side of the bed position, wardrobes extending along a second wall, matching drawer units, radiator, cornice to the wall and ceiling, mirror to one wall and two bedside lights.

## Bedroom 2
11' x 9' approx (3.35m x 2.74m approx)
This bedroom is currently used as a study/second bedroom and has a double glazed leaded window to the rear, radiator, cornice to the wall and ceiling, two double wardrobes with a central dressing table with a mirror to the wall and double cupboard above, radiator and cornice to the wall and ceiling.

## Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails, pedestal wash hand basin with mixer tap and a corner shower with a Mira Azora shower, tiling to two walls and curved glazed doors and protective screens, tiled flooring, chrome ladder heated towel radiator, light and electric shaver point, opaque double glazed leaded window, double mirror fronted shelved cabinet, recessed lighting to the ceiling and an extractor fan.

## Separate w.c.
The w.c. is fully tiled and has a white low flush w.c., radiator, tiled flooring and an opaque double glazed leaded window.

## Outside
At the front of the property there are double wrought iron gates leading onto a drive which is approx 90' long and runs down the left hand side of the bungalow to the garage which is positioned at the rear. There is a lawn with borders to the sides in front of the bungalow with a hedge to the right hand boundary and a fence to the left which runs down the length of the drive, a path leads to the reception porch and there is a also a path running down the right hand side of the property to the rear garden so access can be obtained around both sides of the bungalow. There is an outside water supply and external lighting is provided at the front and side of the bungalow.

To the rear of the property there is a path extending across the bath of the bungalow with steps leading onto a patio, there is a lawned area with an ornamental pond and a feature rockeried waterfall and a raised bed at the bottom of the garden. There is a summerhouse positioned on the patio with a plastic storage shed behind and these items will remain at the property when it is sold. The rear garden is kept private by having fencing to the boundaries.

## Garage
20' x 9' approx (6.10m x 2.74m approx)
The detached brick garage is positioned at the rear of the property and has a pitched tiled roof, an up and over door to the front, a part glazed door and window to the side 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. Proceed to the end of College Street and turn right at the mini island onto Longmoor Lane. At the main set of traffic lights on the bridge proceed straight over into Town Street and left into Kings Road.
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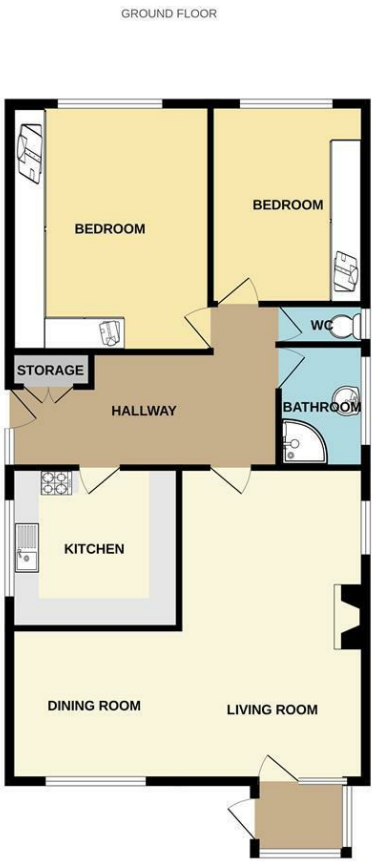
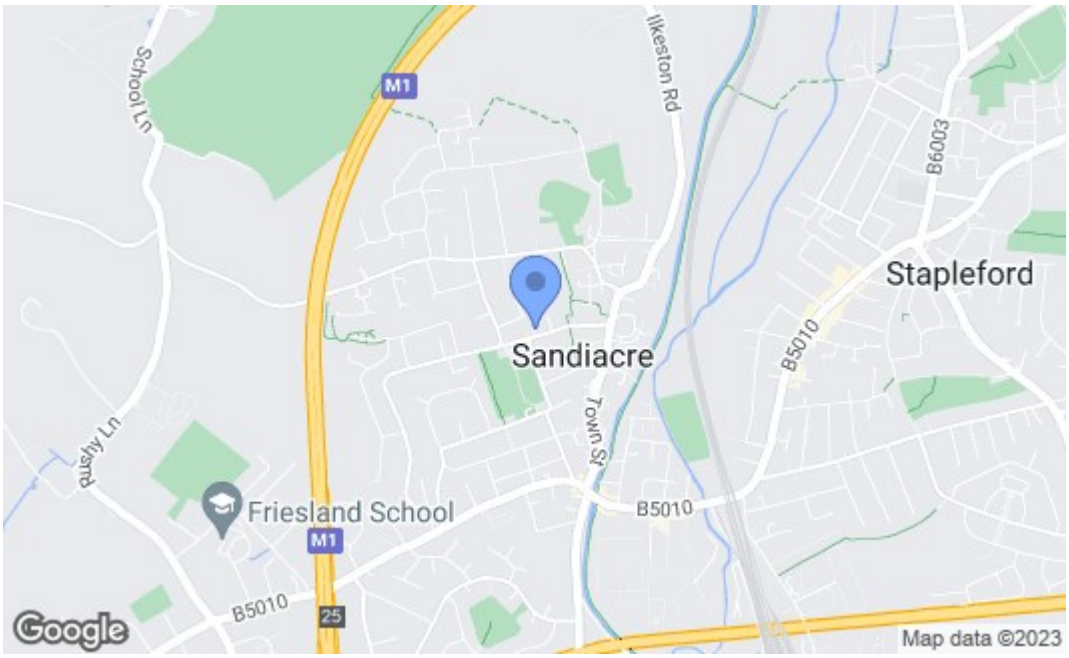
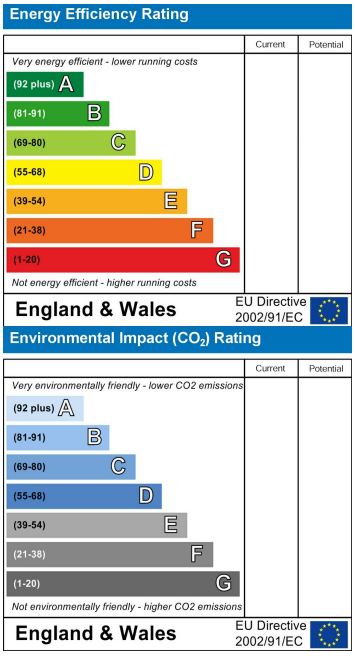
## Council Tax
Erewash Borough Council Band D






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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