Robert Ellis

look no further...

Hadstock Close,
Sandiacre, Nottingham
NG10 5LQ

£200,000 Leasehold

0115 946 1818

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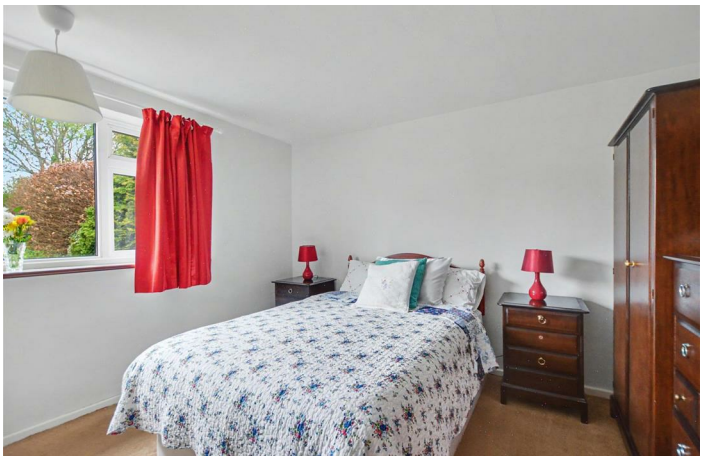
THIS LOVELY BUNGALOW OFFERS SPACIOUS ACCOMMODATION AND GENEROUS GARDENS TO THE FRONT AND REAR.

The entrance door opens into the inner hallway with doors leading to all rooms. There are internal glazed doors opening into the living room. The living room is a good size and is light and airy with floor to ceiling windows that overlook the private rear garden. The kitchen has been extended and forms the kitchen diner, there are integrated appliances and windows to the side and rear. The two bedrooms are double in size and the shower room is modern fitted.

The gardens to the front and rear are mature with well established planting and offer excellent privacy. There is a driveway providing off road parking and access to the single detached garage.

The property is well placed for easy access to all the local amenities provided by the area with there being a Co-op and Lidl stores in Sandiacre with further main shops being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, if required there are schools for all ages within walking distance of the house, walks in the nearby open countryside, healthcare and sports facilities including several local golf courses 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.



Entrance Hallway
UPVC panelled door with obscure double glazed light panels within, floor to ceiling light panel to the side, radiator and doors to:

Living Room
11'7" x 15'8" approx (3.55m x 4.79m approx)
Door with leaded glazed panel to the side and top, two UPVC double glazed floor to ceiling window to the rear, coving, radiator, stone clad fireplace with timber hearth and limestone tiles. Door to:

Kitchen Diner
17'5" x 7'11" approx (5.33m x 2.42m approx)
Two UPVC double glazed windows to the side, UPVC double glazed window to the rear, UPVC panel and double glazed window to the side, wood effect wall, base and drawer units with laminate work surface over, tiled splashbacks, stainless steel sink and drainer with chrome mixer taps, integrated single electric oven, four ring gas burner, stainless steel extractor hood, integrated fridge, plumbing and space for a washing machine.

Bedroom 1
11'6" x 10'11" approx (3.53m x 3.34m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
7'11" x 9'4" approx (2.43m x 2.87m approx)
UPVC double glazed window to the front, radiator.

Shower Room
7'10" x 5'8" approx (2.39m x 1.75m approx)
Obscure UPVC double glazed window to the side, two piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, shower cubicle with a Mira Jump electric shower, marble effect aqua board splashbacks, glass shower screen, radiator, tiled walls and floor, airing/storage cupboard housing the Worcester Bosch boiler, loft access hatch.

Outside
To the front of the property there is a driveway providing off road parking and giving access to the garage. Lawned garden with well stocked mature and well established bushes, trees and plants.

The generous rear garden has a paved patio seating area, shaped lawn, central pebbled areas, well stocked borders with mature bushes, shrubs and plants, wooden fence to the boundaries. Summerhouse/shed and access to the front of the property.

Single Detached Garage
Up and over door, power and light.

Directions
Proceed out of Long Eaton along Derby Road and turning right into College Street by the Church. Continue along College Street to the end and at the mini island turn right at the mini island onto Longmoor Road which then becomes Longmoor Lane. After passing under the motorway bridge turn left into Hayworth Road, left into Netherfield Road and left again into Hadstock Close where the property can be found as identified by our for sale board.
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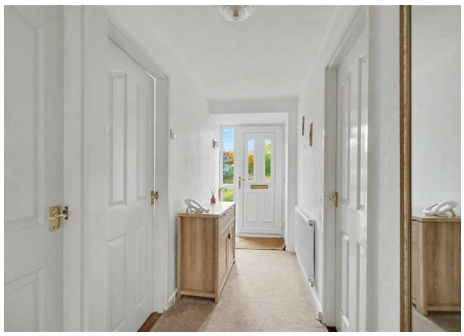
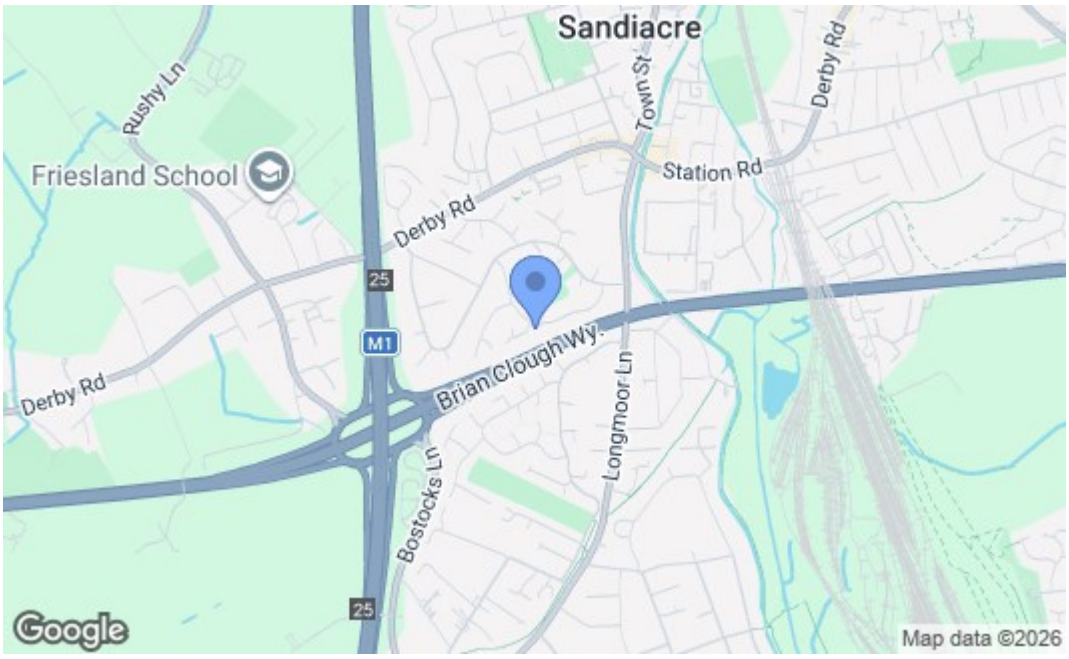
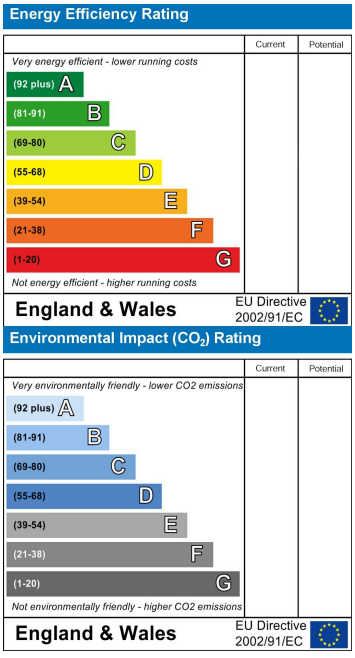
Agents Notes
The property is leasehold with a 999 year lease which commenced 7.1.66. There is a ground rent of £8.75 twice yearly.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 1mbps Ultrafast 1000mbps
Phone Signal – Vodafone, 02, Three, EE
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.

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