Robert Ellis

look no further...

Blenheim Court,
Sandiacre, Nottingham
NG10 5PQ

£180,000 Freehold

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AN IMMACULATE TWO BEDROOM MID PROPERTY WITH THE BENEFIT OF OFF STREET PARKING.

Robert Ellis are delighted to bring to the market a property which is situated in a quiet cul-de-sac and would ideally suit the first time buyer, buy to let investor or someone looking to downsize. The property has been very well maintained by the current owner and is ready to move straight into. The spacious property has two good size bedrooms and a newly fitted shower room and an early viewing comes highly recommended to fully appreciate all the property has to offer.

The property benefits from gas central heating with the boiler being 4 years old and double glazing and in brief comprises of a spacious entrance hall, breakfast kitchen with built-in appliances and a lounge with patio doors onto the rear garden. To the first floor there are two double bedrooms and a shower room. Outside there is off road parking to the front and a privately enclosed rear garden with a gate giving access to the bins at the bottom of the garden.

Being extremely well placed for easy access to the local shops provided by Sandiacre as well as the Asda and Tesco superstores found in Long Eaton which is a short drive away, if required there are schools for all ages with excellent reputations, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Entrance Hall
Stairs to the first floor, radiator, UPVC double glazed front entrance door and door to:

Kitchen
14'9 x 7'4 approx (4.50m x 2.24m approx)
Wall, base and drawer units with work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, splashbacks, integrated oven, gas hob and extractor hood over, built-in fridge and separate freezer, tiled floor, plumbing for an automatic washing machine, radiator, coving to the ceiling and UPVC double glazed window to the front.

Lounge
13'6 x 12'6 approx (4.11m x 3.81m approx)
Laminate floor, UPVC double glazed patio doors and window to the rear, TV point, radiator, door to storage cupboard.

First Floor Landing
Access to the loft which is boarded, coving to the ceiling and doors to:

Bedroom 1
12'6 x 13'6 approx (3.81m x 4.11m approx)
UPVC double glazed window to the rear, radiator, TV point, coving to the ceiling.

Bedroom 2
7'4 x 11'8 approx (2.24m x 3.56m approx)
UPVC double glazed window to the front, radiator and coving to the ceiling.

Shower Room
8'8 x 5'9 approx (2.64m x 1.75m approx)
Walk-in shower cubicle with shower from the mains with a waterfall shower head and a hand held shower having a glass screen, floating sink, low flush w.c., overstairs storage cupboard, tiled walls and splashbacks, chrome heated towel rail and extractor fan.

Outside
To the front of the property there is a tarmacadam driveway with block paved edging. To the rear there is an Indian sandstone patio area with a path to the bottom of the garden with a lawn either side. The garden is privately enclosed with fenced and hedged boundaries and there is a gate at the bottom of the garden giving access to the bins. The garden is South-West facing, there is a garden shed and an outside tap.

Directions
Proceed out of Long Eaton along Derby Road turning right at the church into College Street. Follow the road all the way to the end and at the mini island turn right onto Longmoor Lane continuing towards Sandiacre. Turn left into Sandringham Road, right into Kensington Close and continue along where Blenheim Court can be found as the first turning on the right.
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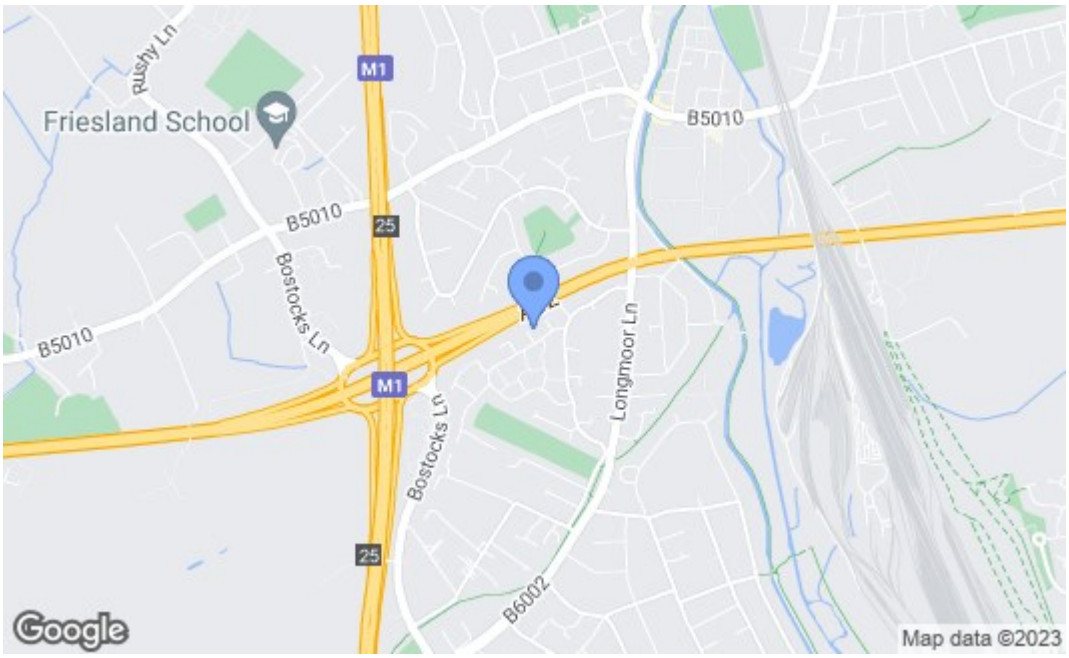
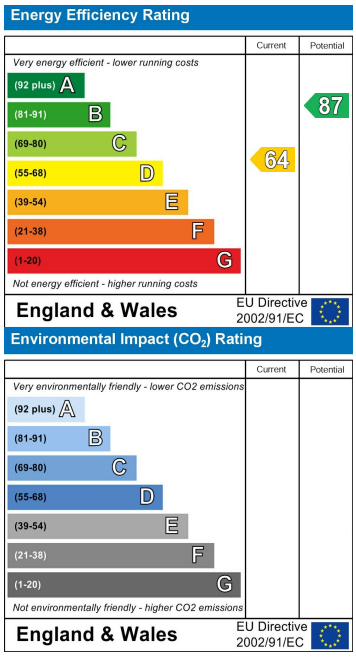
Council Tax
Erewash Borough Council Band B





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.