



Buckingham Road,
Sandiacre, Nottingham
NG10 5PP

Price Guide £400-425,000
Freehold



A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION

Robert Ellis are pleased to bring to the market this well-proportioned four bedroom detached home, occupying a desirable position on Buckingham Road and standing particularly well with excellent kerb appeal. The property is situated within a popular residential location, ideal for families and commuters alike. The accommodation comprises an entrance hallway giving access to two spacious reception rooms, offering flexible living and dining space. The fitted kitchen is complemented by a separate utility room and ground floor WC, providing practicality for modern family living.

To the first floor are four well-proportioned bedrooms, including a master bedroom with en suite shower room, along with a family bathroom. Outside, the property benefits from a double garage and off-road parking, with gardens to the front and rear offering further potential. The home is offered to the market with no onward chain and represents an excellent opportunity to acquire a detached family property within a highly sought-after location. An internal viewing comes highly recommended to fully appreciate the size, position and potential this property has to offer.

The property is well placed for easy access to local shops provided by Sandiacre and Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1 which is only a few minutes drive away, 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 Hall

Double glazed door to the front, laminate flooring, stairs to the first floor and doors to:

Lounge

16'0" x 12'4" approx (4.88m x 3.76m approx)

Double glazed window to the front, radiator, fireplace and double doors to:

Dining Room

10'5" x 9'8" approx (3.18m x 2.95m approx)

Radiator, double glazed French doors to the rear garden.

Kitchen

10'4" x 10'7" approx (3.15m x 3.25m approx)

With a range of wall and base units with roll edged work surfaces over, sink and drainer, space for a fridge freezer, laminate flooring, UPVC double glazed window to the rear and door to:

Utility Room

5'8" x 6'5" approx (1.73m x 1.96m approx)

Laminate flooring, base units with plumbing and space for a washing machine and tumble dryer, double glazed door to the rear garden, door to:

Cloaks/w.c.

Laminate flooring, low flush w.c. and wash hand basin.

First Floor Landing

With doors to:

Bedroom 1

11'5" x 11'9" approx (3.5m x 3.6m approx)

Double glazed window to the rear, radiator, fitted wardrobes.

En-Suite

Tiled floor, heated towel rail, ceiling spotlights, obscure double glazed window to the rear, low flush w.c., wash hand basin and shower.

Bedroom 2

13'1" x 11'9" approx (4.01m x 3.6m approx)

Double glazed window to the front, radiator.

Bedroom 3

7'6" x 15'5" approx (2.29m x 4.72m approx)

Double glazed window to the front, radiator.

Bedroom 4

5'10" x 8'10" approx (1.8m x 2.7m approx)

Double glazed window to the rear, radiator.

Bathroom

Tiled floor, ceiling spotlights, obscure double glazed window to the side, low flush w.c., wash hand basin and panelled bath with shower over.

Outside

To the front of the property there is a driveway for a number of vehicles which leads to the double garage.

There is a patio to the rear with a lawned garden and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road continuing over the canal bridge and turning right where the church is situated on the corner into College Street. Follow this road to the end turning left at the mini island and immediately right into Springfield Avenue, right again into Sandringham Road and then third left into Kensington Road. Following the road round Buckingham Road will be found as a turning on the left hand side.

9086CO

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

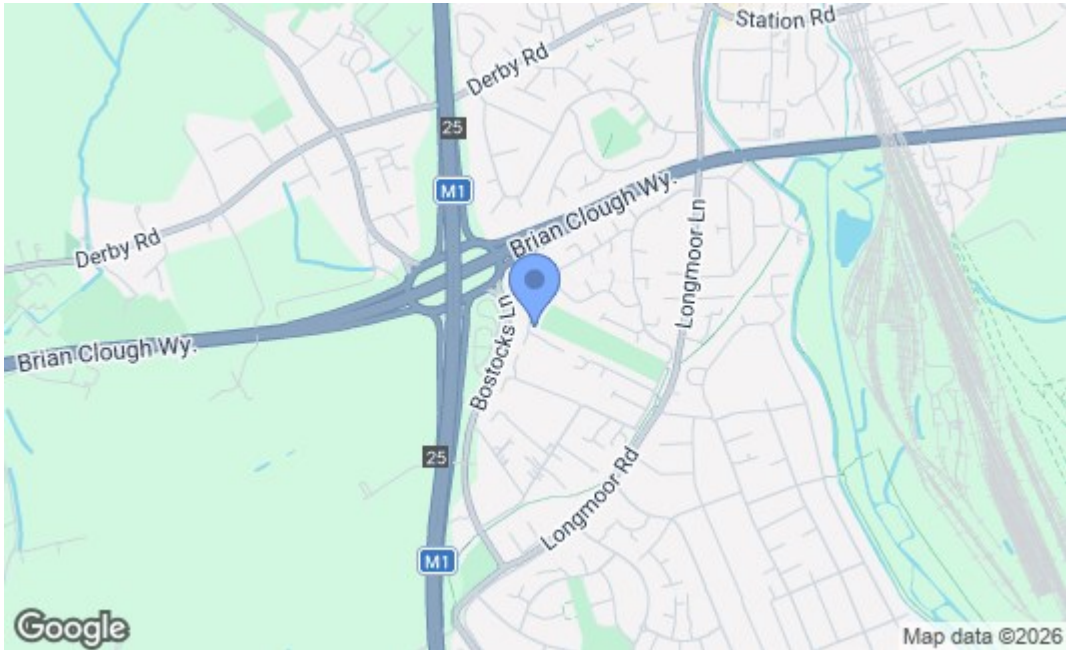
Other Material Issues – No





19 BUCKINGHAM ROAD, SANDIACRE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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