



Woburn Croft,  
Sandiacre, Nottingham  
NG10 5PR

**£385,000 Freehold**



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF A DOUBLE GARAGE AND BEING FOUND IN A CUL-DE-SAC.

This 38 year old property is ready to move into and has been very well maintained by the current owner. The windows and doors are less than 10 years old and the kitchen, ground floor w.c. and shower room have all been replaced by Steven Christopher. Another particular feature is how much off the road parking there is and more can be made if required, this property would ideally suit the growing family, also having an en-suite shower room to the master bedroom and benefiting from a double garage. An internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a spacious entrance hall with a door to the garage, ground floor w.c., kitchen, separate dining room and large lounge. To the first floor there are four bedrooms, the master with an en-suite and the family shower room. Outside, as previously mentioned, there is off the road parking to the front and a gate at the side giving secure access to the rear garden, there is also a double garage.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes an Asda and Tesco superstore as well as numerous other retail outlets, if required there is good schooling for all ages, healthcare and sports facilities and the excellent 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 all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Composite front entrance door, tiled floor, stairs to the first floor, radiator, coving to ceiling and doors to:

## Ground Floor w.c.

Low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel rail, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the front, spotlights.

## Lounge

15'8 x 13'4 approx (4.78m x 4.06m approx)

UPVC double glazed bay window to the rear, radiator, coving to ceiling, gas fire with Adam style surround, double doors to:

## Dining Room

13'2 x 8'5 approx (4.01m x 2.57m approx)

Tiled floor, coving to the ceiling, UPVC double glazed windows and doors to the rear, radiator and door to lounge.

## Kitchen

17'4 x 8'5 approx (5.28m x 2.57m approx)

A U shaped fitted kitchen with wall, base and drawer units having a roll edged work surface over and a mixture of fitted appliances, ample storage and glass cabinets, sink and drainer with swan neck mixer tap, splashbacks, plumbing for automatic washing machine, space for an American fridge freezer, integrated eye level oven, five ring gas hob and extractor hood over, tiled floor, spotlights, cupboard lights, radiator, UPVC double glazed window to the front and door to dining room.

## First Floor Landing

UPVC double glazed window to the side, radiator, access to the loft, storage cupboard housing the water tank and doors to:

## Bedroom 1

13'1 x 10'3 approx (3.99m x 3.12m approx)

Built-in wardrobes, UPVC double glazed window to the rear, radiator and door to:

## En-Suite

Walk-in shower cubicle with shower from the mains having a vanity unit with lots of storage, sink and low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the side and tiled floor.

## Bedroom 2

11'4 x 10'3 approx (3.45m x 3.12m approx)

UPVC double glazed window to the rear and radiator.



## Bedroom 3

10'2 x 9'1 approx (3.10m x 2.77m approx)

UPVC double glazed window to the front and radiator.

## Bedroom 4

7'8 x 7'3 approx (2.34m x 2.21m approx)

UPVC double glazed window to the front and radiator.

## Shower Room

Walk-in shower cubicle with shower from the mains having a glass screen, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the front, chrome heated towel rail, spotlights and extractor fan.

## Outside

To the front of the property there is a tarmacadam driveway offering parking for at least 2 cars with a garden having lawn and borders full of mature shrubs and flowers. There is side access with a secure gate leading to the rear garden which is on a split level. Immediate to the property there is a patio area with steps to the garden with a walled boundary. The lawn has grey slate chipped borders full of mature shrubs and the garden is privately enclosed with hedged and fenced boundaries and there is an outside tap.

## Double Garage

17'7 x 7'7 approx (5.36m x 2.31m approx)

Electric door, power and light and door to second garage.

## Garage

18'4 x 8'7 approx (5.59m x 2.62m approx)

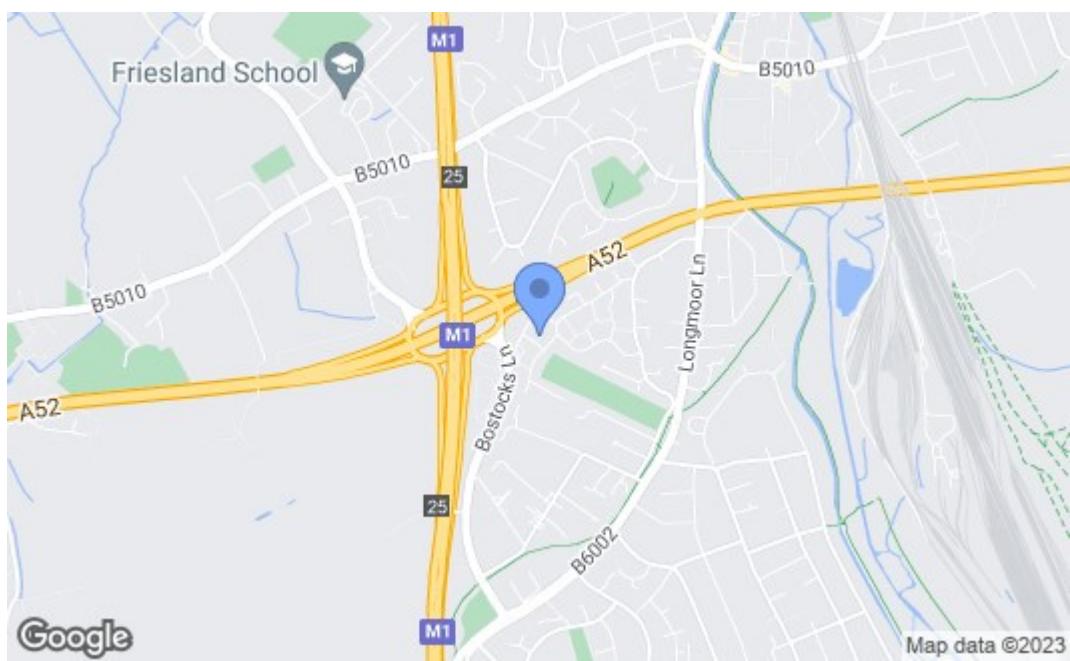
Electric door, light and power and rear exit door giving access to the garden.

## Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street at the bend. Follow College Street to the end and turn right at the island onto Longmoor Road which then becomes Longmoor Lane. Turn left into Sandringham Road, right into Kensington Road, right into Buckingham Road and right again into Woburn Croft where the property can be found on the right by our for sale board.

6851AMEC





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.