



Longmoor Lane  
Sandiacre, Nottingham NG10 5JP

TRADITIONAL TWO BEDROOM SEMI  
DETACHED HOUSE.

**£198,000 Freehold**





Set back from the road can be found this traditional two double bedroom semi detached house which has recently been significantly improved by the current home owner to a high standard.

Offering a stylish modern interior with features including a newly fitted shaker-style kitchen, opulent four piece bathroom with "slipper" bath and separate shower cubicle, uPVC double glazed windows (many of which have recently been replaced), the property is served from a Worcester boiler installed in July 2022.

Further features of this property include off-street parking for at least two vehicles at the front. What cannot be appreciated from the front is the substantial rear garden which measures approximately 130ft in length, offering a mature and attractive setting (a great space to escape to).

Situated within this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach and there are a number of shops and facilities close by, as well as the nearby larger town of Long Eaton. The A52 is a short drive away, as is Junction 25 of the M1 motorway.

The decor and fitment of this property is of high quality and allows the incoming buyer to move in with nothing to do. Long term, as the property sits on such a generous plot, it lends itself to allowing extensions on the property (subject to necessary permissions, etc). For now, this property makes a fantastic first home and an internal viewing comes highly recommended.



## ENTRANCE HALL

Front entrance door, original chequer board style tiled flooring, radiator, stairs leading to the first floor, doors to lounge and kitchen.

## LOUNGE

15'5" x 13'1" (4.7 x 4)

Coal effect gas fire with Adam-style surround, radiator, double glazed window to the front, patio door leading to single glazed lean-to conservatory.

## KITCHEN

17'3" x 7'0" reducing to 3'9" (5.26 x 2.15 reducing to 1.16)

A newly fitted range of shaker style wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob with extractor hood over. Plumbing for washing machine and period-style reproduction cast iron radiator. Cupboard housing Worcester combination boiler (for central heating and hot water) installed July 2022 and controlled by Hive Smart System.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

15'6" x 10'0" (4.73 x 3.06)

A generous master bedroom with radiator, double glazed windows to the front and rear. Laura Ashley wallpaper.

## BEDROOM TWO

10'2" x 7'3" (3.10 x 2.21)

Radiator, double glazed window to the rear.

## BATHROOM

9'8" x 7'1" (2.96 x 2.17)

Incorporating an opulent four piece suite comprising a wash hand basin, low flush WC, "slipper" bath with central pillar mixer taps and shower cubicle. Feature tiling to walls and paladin inspired floor mounted cast iron radiator. Double glazed window.

## OUTSIDE

The property is set back from the road with drive and

hard standing providing off-street parking, lawn which could be further utilised for additional parking facility. Gated access at the side of the house leading to the rear garden which measures approximately 138ft in length and offers a mature setting laid mainly to lawn with various shrubs, trees and a large garden shed/workshop.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, head in the direction of Sandiacre and cross the railway bridge onto Station Road. At the traffic light crossroads, turn left onto Longmoor Lane. Follow the road along, under the motorway bridge and continue on Longmoor Lane. The property can then be found on the left hand side identified by our For Sale board.

Ref: 774IPS





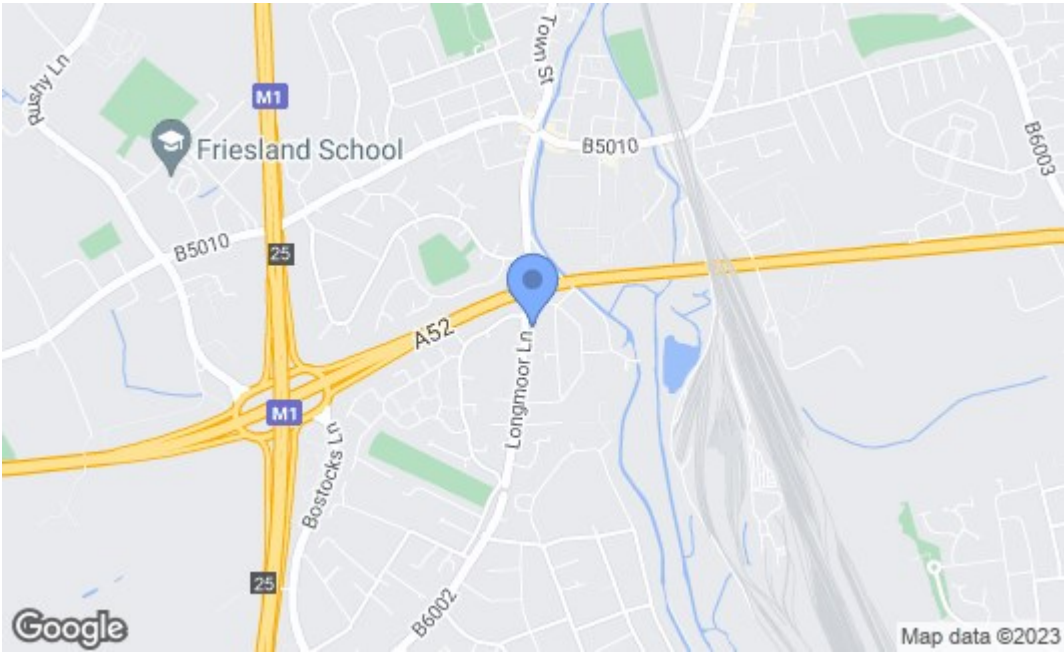
GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.  
Made with Metapix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.