



**Mountfield Avenue
Sandiacre, Nottingham NG10 5LS**

**A FOUR BEDROOM DETACHED FAMILY
HOUSE**

Offers Over £300,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, FOUR BEDROOM DETACHED FAMILY HOUSE, SITUATED IN THIS ESTABLISHED AND EVER POPULAR RESIDENTIAL LOCATION.

With accommodation over two floors comprising spacious entrance porch, living room, sitting room, breakfast kitchen and dining area to the ground floor. The first floor landing provides access to four bedrooms and a bathroom.

Other benefits to the property include block paved driveway providing ample off-street parking to the front, integral garage and generous sunny aspect gardens to the rear.

The property sits favourably within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. There is also easy access to nearby shopping facilities within the towns of Stapleford and Long Eaton and transport links such as the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

Further benefits to the property include gas fired central heating and UPVC double glazing.

We believe the property would make an ideal long-term family home and we therefore highly recommend an internal viewing.



ENTRANCE PORCH

5'2" x 3'10" (1.6 x 1.18)

Composite and double glazed front entrance door with full height double glazed window at the side of the door, double glazed window to the left hand side with fitted blinds and further entry door to lounge.

LOUNGE

14'1" x 13'3" (4.31 x 4.05)

Double glazed window to the front, radiator, media points, staircase rising to the first floor and two further internal doors to the kitchen and sitting/dining area.

BREAKFAST KITCHEN

12'6" x 9'10" (3.83 x 3.01)

Comprising a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating fitted four ring hob with extractor over, 1½ bowl sink unit with draining board and spray hose mixer tap, tiled splashbacks, integrated eye level oven and combination grill, space for integrated washing machine, inbuilt dishwasher, space for fridge/freezer, spotlights, double glazed window to the rear with fitted roller blind, UPVC panel and double glazed side exit door and personal access door to the integral garage. ample space for dining table and chairs, double glazed windows.

SITTING ROOM

11'1" x 8'2" (3.4 x 2.5)

Double glazed window to the side with fitted roller blind, UPVC panel and double glazed French doors with fitted blinds, opening out to the rear garden, radiator and media points, opening through to dining area.

DINING AREA

10'2" x 9'0" (3.1 x 2.76)

Radiator and wall light points, opening through to the sitting area.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, moisture dry air extraction fan.

BEDROOM 1

14'2" x 10'0" (4.33 x 3.05)

Double glazed window to the front with fitted blinds, radiator, wall light points and useful over the stairs storage cupboard with shelving and hanging space.

BEDROOM 2

10'2" x 8'9" (3.11 x 2.69)

Double glazed window to the rear with fitted blinds and radiator.

BEDROOM 3

10'9" x 6'5" (3.3 x 1.97)

Double glazed window to the front with fitted blinds and radiator.

BEDROOM 4

12'8" x 7'8" (3.87 x 2.36)

Double glazed window to the rear, radiator and loft access point to a boarded, lit and insulated loft space.

BATHROOM

7'4" x 6'1" (2.25 x 1.86)

Comprising bath with mains fed shower over, wash hand basin with mixer tap and push-flush w.c. Fully tiled walls, extractor fan, spotlights, wall mounted mirror fronted bathroom cabinet, heated chrome ladder towel radiator and double glazed window to the rear.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking side by side for three cars, access to the garage and side access leading through to the rear garden. The rear garden is landscaped and well designed, being bounded by timber fencing with concrete post and gravel boards. There is an good size initial paved patio area, ideal for entertaining, which then leads onto a lawn section with planted flower beds housing a variety of mature bushes, shrubs, trees and plants, decorated with plum slate chippings. The foot of the plot is accessed via matching patio pathway and there is a good size timber storage shed. External water tap and lighting point.

INTEGRAL GARAGE

19'2" x 7'8" (5.85 x 2.36)

Power, lighting, UPVC double glazed side exit door, housing for the gas and electricity meters and space for tumble dryer if required.

AGENTS NOTE

The property is held Leasehold for a term of 999 years from 1964 at an annual ground rent of £25.00 payable half yearly. These details should however be confirmed with your solicitor prior to completion.

DIRECTIONAL NOTE

From out Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth and then first left onto Netherfield Road. Take the second left off Netherfield Road onto Mountfield Avenue and the property can be found on the right hand side, identified by our For Sale Board.

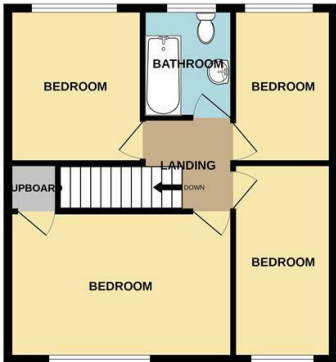
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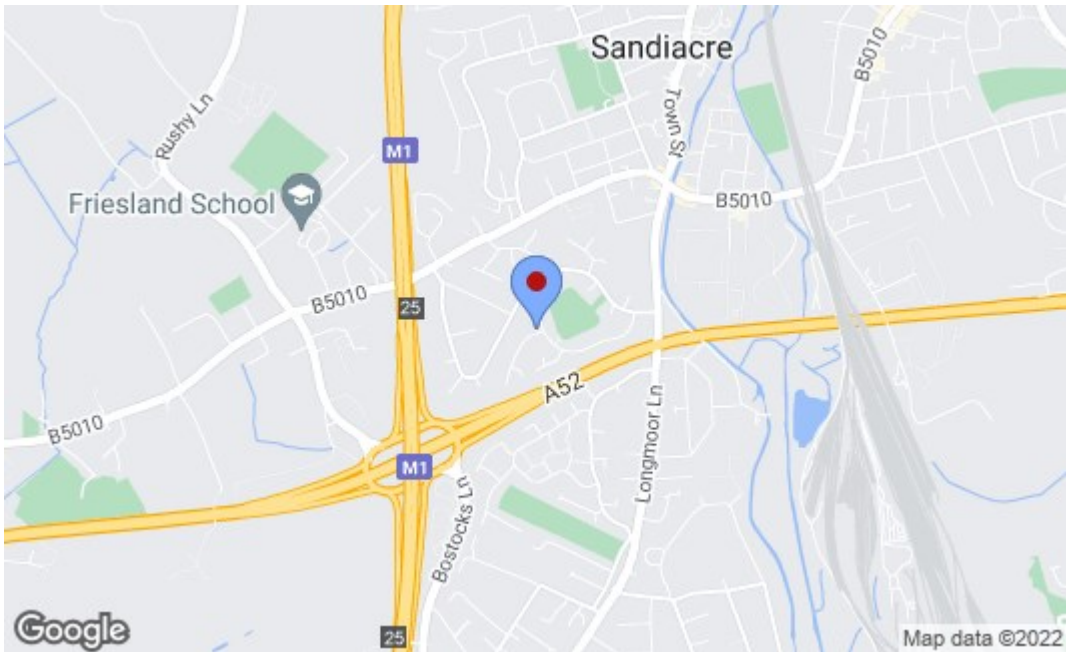
GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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 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		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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