Robert Ellis

look no further. . .

Longmoor Lane
Sandiacre, Nottingham NG10 5JN

A CHARMING ONE BEDROOM SEMI DETACHED COTTAGE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£150,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS CHARMING PERIOD ONE BEDROOM SEMI DETACHED COTTAGE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises a front living room and rear kitchen. The first floor landing provides access to a good size bedroom and a bathroom.

The property also benefits from gas fired central heating, double glazing and garden space to the side of the property.

The property is situated within close proximity of nearby amenities and shopping facilities in the town centre and neighbouring towns of Stapleford and Long Eaton. There is also easy access to good transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor space and walking routes, including that along the Erewash Canal footpath which is situated to the rear of the cottage.

We believe the property will make an ideal investment opportunity or downsize property. We highly recommend an internal viewing to appreciate the features such as the exposed brickwork and beamed ceilings.

LIVING ROOM
12'0" x 11'11" (3.68 x 3.65)
uPVC panel and double glazed front entrance door, double glazed windows to both the front and side (with fitted blinds), radiator, decorative exposed brickwork to the central chimney breast incorporating coal burning stove, media points, laminate flooring, exposed and painted beams to the ceiling. Opening through to the kitchen.

KITCHEN
8'8" x 7'0" (2.65 x 2.15)
The kitchen comprises a matching range of Shaker-style fitted base and wall storage cupboards and contrasting drawer units with roll top work surfaces incorporating one and half bowl sink unit with draining board and central mixer tap. Decorative tiled splashbacks, space for further kitchen appliances, laminate flooring, double glazed window to the side, decorative exposed painted beams to the ceiling, useful understairs storage cupboard, turning staircase rising to the first floor with radiator and handrail.

FIRST FLOOR LOBBY LANDING
Doors to bedroom and bathroom.

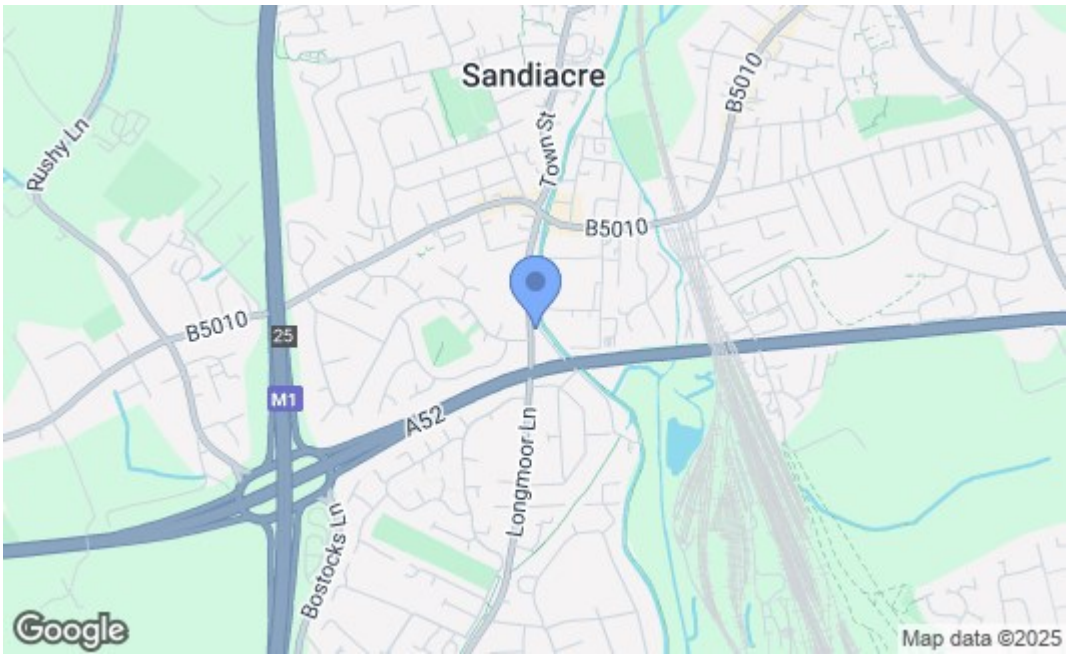
BEDROOM ONE
12'0" x 11'11" (3.66 x 3.64)
Double glazed window to the front, laminate flooring, radiator, ceiling fan, media points, range of bedroom furniture.

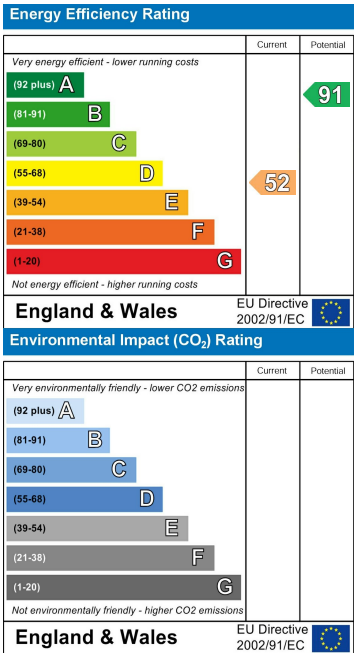
BATHROOM
8'4" x 6'11" (2.55 x 2.11)
Three piece suite comprising bath with Victorian-style mixer tap, mains shower over, additional handheld shower attachment, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the side (with fitted blinds), tiling to the walls, ladder towel radiator, tile effect flooring, panel ceiling and walls, spotlights, wall mounted gas fired combination boiler for central heating and hot water purposes. Loft access point to a useable loft space.

ATTIC SPACE
Boarded with pull-down ladders into the bathroom, power, lighting and skylight.

OUTSIDE
The property benefits from outdoor space to both the front and side, the front being predominantly slabs for ease of maintenance with access to the front entrance door and side pedestrian gate leading to the side garden. The side garden offers a timber storage shed, additional garden store and is enclosed offering a variety of planted bushes and shrubbery being slabs and gravel for ease of maintenance.

DIRECTIONS
From our 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 head in the direction of Long Eaton. The property is on the left hand side, identified by our For Sale board.





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.

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