

Robert Ellis

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Lawrence Street
Sandiacre, Nottingham NG10 5DH

A THREE DOUBLE BEDROOM EARLY
1800'S FORMER SCHOOL HOUSE

Offers Over £275,000 Freehold

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Robert Ellis have great pleasure in bringing to the market this characterful, historic 1800's three double bedroom former school house situated within this popular and established community led residential location.

With generous accommodation split over two floors comprising entrance lobby, living room, sitting room, conservatory, breakfast kitchen, inner lobby, utility room and shower room to the ground floor. Accessed via the kitchen is steps down leading to a cellar and the spacious first floor landing then provides access to three double bedrooms and a bathroom suite.

All the benefits to the property include off-street parking and a carport and a generous walled garden benefitting from a good size lawned entertaining space and block paved extensive patio areas.

Further benefits of the property include gas fired central heating from combi boiler, double glazing and the property remains within close proximity of excellent nearby schooling for all ages such as Cloudside, Ladycross and Friesland schools. There is also easy access to good nearby bus services, transport links such as the A52 and M1, and Nottingham electric tram terminus situated at Bardill's roundabout.

There is also easy access to the nearby open spaces of Cardboard Hill, Cloudside Farm and nearby countryside of Stanton by Dale and Dale Abbey.

The property offers such a wealth of character and offers deserved space for that of a growing family looking for a long term family home.

We highly recommend an internal viewing.



ENTRANCE LOBBY

7'4" x 2'11" (2.26 x 0.91)

A feature red coloured striking composite front entrance door with double glazed stained glass panels, double glazed window to the side, meter cupboard, stairs to first floor and two doors leading to the living room and sitting room.

LIVING ROOM

18'5" x 13'10" (5.63 x 4.23)

Walk-in double glazed box bay window to the front, feature Adams-style fire surround incorporating coal effect fire, coving, ceiling rose, radiator, laminate flooring, media points and sliding doors through to the breakfast kitchen.

BREAKFAST KITCHEN

16'10" x 12'6" (5.14 x 3.82)

Kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with central mixer tap, drainer and tiled splashbacks, fitted eye-level oven and grill, four ring gas hob with extractor over, integrated Zanussi dishwasher, boiler cupboard housing the gas fired central heating combination boiler, double glazed window to the rear, ample space for dining table and chairs, radiator, door with stairs down to the cellar, tiled floor and opening to

UTILITY ROOM

9'1" x 6'2" (2.78 x 1.89)

Comprising a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating additional single bowl sink unit with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble dryer and space for full height fridge/freezer, matching tiled floor to that of the kitchen, uPVC panel and double glazed door to outside, double glazed window to the left hand side and door to

SHOWER ROOM

6'1" x 5'9" (1.86 x 1.77)

Three piece suite comprising walk-in tiled shower cubicle with mains shower, push flush WC and wash hand basin with mixer tap. Tiled walls, tiled floor, radiator and double glazed window to the rear.

INNER LOBBY

Double glazed window to the rear, parquet flooring and door to

SITTING ROOM

14'1" x 14'0" (4.30 x 4.27)

Double glazed window to the front, radiator, dado rail, coving, parquet flooring, feature Adams-style fire surround incorporating tiled insert and hearth housing a coal effect fire, media points and lockable panel and glazed oak style door to

CONSERVATORY

11'5" x 10'2" (3.49 x 3.12)

Brick and double glazed construction with glass roof and double glazed French doors opening out to the rear garden, radiator and wooden flooring.

CELLAR

Accessed from the kitchen with stairs down and lighting.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom and radiator.

BEDROOM ONE

14'1" x 14'1" (4.31 x 4.30)

A dual aspect room offering plenty of natural light historically having previously been two separate rooms with two double glazed windows to the rear and additional double glazed window to the front, two radiators and ornate fireplace.

BEDROOM TWO

17'4" max x 11'0" (5.29 max x 3.36)

With dual door entrance from the landing. Two double glazed windows to the front, radiator x 2, laminate flooring, loft access point and over the stairs fitted storage cupboard.

BEDROOM THREE

11'5" x 11'4" (3.49 x 3.47)

Double glazed windows to the side and rear, radiator, laminate flooring and fitted storage cupboard.

BATHROOM

11'4" x 5'1" (3.47 x 1.56)

Three piece suite comprising 'P' shaped spa bath with glass shower screen, mixer tap and shower attachment over, push flush WC and wash hand basin with mixer tap, tiling partially to the walls, wall mounted light/shaver point, radiator and double glazed window to the rear.

TO THE FRONT OF THE PROPERTY

Front foregarden with dwarf brick boundary wall and pedestrian wrought and iron entrance gate providing access to the front composite door. Range of planted bushes and shrubbery set within decorative chip bark and to the left hand side of the property there is off-street parking leading through to a carport.

MOVING OUTSIDE TO THE REAR GARDEN

Accessed via a uPVC door from the utility room or via the side carport which offers covered secure parking with double opening wrought iron gates. The rear garden then extends via a good sized block paved patio area ideal for entertaining sweeping around a shaped lawn with chipped bark decorative edges housing a further variety of specimen bushes and shrubbery. To the foot of the plot there is a useful brick store and within the garden there is lighting and water.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal as if heading in the direction by Stanton by Dale. At the bend in the road turn left onto Church Street and proceed round the bend in the road to the right taking the next right onto Lawrence Street. The property can then be found on the left hand side identified by our For Sale board. Ref. 7132NH





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		
(81-91) B		
(69-80) C		
(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 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		
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