Robert Ellis

look no further. . .







8 Lancaster Avenue
Sandiacre, Nottingham NG10 5GW

A THREE DOUBLE BEDROOM PLUS
LIBRARY DETACHED FAMILY HOUSE

£225,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A THREE DOUBLE BEDROOM, PLUS LIBRARY, DETACHED FAMILY HOUSE, SITTING ON A GENEROUS 110FT REAR GARDEN PLOT, WITHIN THIS SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over three floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms, bathroom and library with staircase then leading up to the further top floor double bedroom.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, carport and detached garage/workshop.

The property itself sits favourably within easy access of excellent nearby schooling for all ages, such as Friesland and Ladycross. There is also easy access to the nearby towns of Stapleford and Long Eaton where there is a wide variety of national and independent retailers and shopping facilities, and transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

We highly recommend an internal viewing.





ENTRANCE HALL
12'6" x 7'6" (3.82 x 2.29)
UPVC panel and double glazed front entrance door, radiator, double glazed window to the side with fitted blinds, telephone point, stairs to first floor and walk-in closet housing the electricity meters and diamond shaped double glazed window to the front, .

LIVING ROOM
13'6" x 11'4" (4.13 x 3.46)
Double glazed window to the front with fitted blinds, wall light points, coving, t.v. point, radiator, feature full length fireplace incorporating Cornish slate with inset multi-fuel burner. Folding doors to:

DINING ROOM
10'10" x 8'3" (3.32 x 2.52)
Sliding double glazed patio doors opening out to the rear garden with fitted blinds, radiator, coving and door to:

KITCHEN
8'10" x 7'11" (2.71 x 2.42)
The kitchen comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing. Inset single sink and drainer with central mixer tap and tiled splashbacks, space for free-standing cooker, double glazed window to the rear with fitted blinds, display corner shelving, extractor fan, UPVC panel and double glazed door to outside and pantry cupboard with shelving, lighting and further double glazed window to the side.

FIRST FLOOR LANDING
Doors to both bedrooms and library/dressing room and access to the bathroom. Double glazed window to the side with fitted blinds and airing cupboard.

BEDROOM 1
10'11" x 10'11" (3.34 x 3.33)
Double glazed window with fitted blinds, overlooking the rear garden and the countryside hills beyond, radiator and coving.

BEDROOM 2
11'3" x 10'7" (3.45 x 3.24)
Double glazed window to the front with fitted blinds and radiator.

LIBRARY
7'6" x 7'4" (2.31 x 2.25)
Double glazed window to the front with fitted blinds, radiator and turning staircase to the top floor.

BATHROOM
7'10" x 5'5" (2.40 x 1.66)
A white three piece suite comprising bath with electric shower over, wash hand basin with storage cupboard beneath and granite style work-surfaces and hidden cistern push flush WC. Tiled walls, chrome heated ladder towel radiator, double glazed window to the rear.

TOP FLOOR BEDROOM 3
17'5" x 8'9" (5.33 x 2.67)
Two Velux windows to the side with fitted blinds and double glazed window to the rear, making the most of the views beyond, telephone point and eaves storage spaces.

OUTSIDE
To the front of the property is a driveway providing off-street parking comfortably for two cars, with decorative gravel borders, bushes and shrubbery to the boundary line. Gated access then leads to the side of the property providing further vehicle hard standing and covered carport, giving access to the detached garage and workshop. The rear garden is split into two sections with the initial part benefiting from a paved patio area, ideal for entertaining, leading onto a gravel flower bed housing a variety of bushes and shrubbery and raised pond with water feature. This area then leads down to a shaped lawn section surrounded by planted borders housing a further range of specimen bushes and shrubbery. A paved pathway then provides access via a covered pergola adjacent to a greenhouse and tool shed, onto the rear part of the garden, which is predominantly laid to lawn with shaped and edged borders to either side, housing a further range of mature bushes, shrubs, trees and plants. To the foot of the plot is an ideal vegetable garden with central raised growing area and two further timber storage sheds. Within the garden, there is an outside water tap and the depth of the garden is approximately 110ft long.

GARDEN W.C./BOILER
With two piece suite comprising low flush w.c. and wash hand basin, floor mounted Baxi boiler and UPVC double glazed window to the rear.

DETACHED GARAGE/WORKSHOP
19'11" x 11'8" (6.08 x 3.57)
Accessed via double opening wooden doors with pitched roof, ideal for extra storage space, a range of base storage cupboards with worktop space over, power, lighting points, plumbing for washing machine and operational pit. There is a double glazed UPVC window to the rear and further window to the side.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue straight over the traffic light junction onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Take an eventual left hand turn onto York Avenue and follow the road round to the left onto Lancaster Avenue. The property can then be found on the right hand side, just after the turning for Gloucester Avenue.

Ref: 5880nh



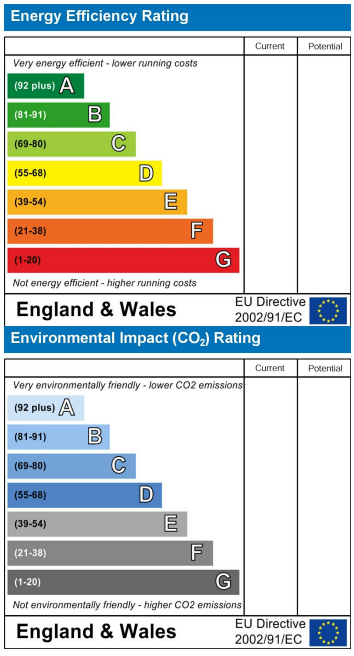












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.