Robert Ellis

look no further. . .

Lancaster Avenue
Sandiacre, Nottingham NG10 5GW

AN EXTENDED THREE BEDROOM
DETACHED FAMILY HOUSE.

£295,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED, TRADITIONAL YET EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With extended accommodation over two floors, the ground floor comprises entrance hall with useful cloaks cupboard with feature diamond shaped window and additional understairs pantry, dining room to the front, extended living room to the rear and extended kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, replacement (2023) double glazed windows throughout, off-street parking to the front leading down the side, detached garage and generous garden space.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling for all ages. There is also easy access to the shops, services and amenities in the nearby town centre, as well as Stapleford and Long Eaton.

For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal family home and we highly recommend an internal viewing.

ENTRANCE HALL
14'1" x 6'9" (4.31 x 2.06)
A composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, double glazed window to the side, radiator, laminate flooring, wall mounted central heating thermostat, internal doors to the dining room and kitchen. Useful understairs storage pantry with shelving and space for the tumble dryer, additional cloaks cupboard housing the electricity meter with feature diamond shaped window to the front.

DINING ROOM
12'0" x 11'5" (3.67 x 3.49)
Double glazed window to the front, radiator, decorative beamed ceiling, wall light points, panel and glazed door access into the extended living room.

EXTENDED LIVING ROOM
18'9" x 11'0" (5.72 x 3.36)
uPVC double glazed sliding patio doors opening out to the rear garden, radiator, media points, decorative beamed ceiling to one half, additional vertical radiator.

EXTENDED KITCHEN
14'5" x 6'11" (4.41 x 2.13)
Equipped with a matching range of fitted base and wall storage cupboards and drawers, marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap, spotlights, radiator. Fitted four ring gas hob with extractor over and double oven beneath. Integrated dishwasher and washing machine, space for full height fridge freezer, tiled splashbacks, double glazed windows to the side and rear, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, tiled floor, composite and double glazed exit door to outside.

FIRST FLOOR LANDING
Double glazed window to the side, decorative wood spindle balustrade, doors to all bedrooms and bathroom, loft access point to a partially boarded, lit and insulated loft space via pulldown loft ladders.

BEDROOM ONE
12'9" x 10'5" (3.90 x 3.18)
Double glazed window to the front, radiator.

BEDROOM TWO
12'0" x 11'0" (3.67 x 3.37)
Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE
8'5" x 7'4" (2.58 x 2.25)
Double glazed window to the front, radiator.

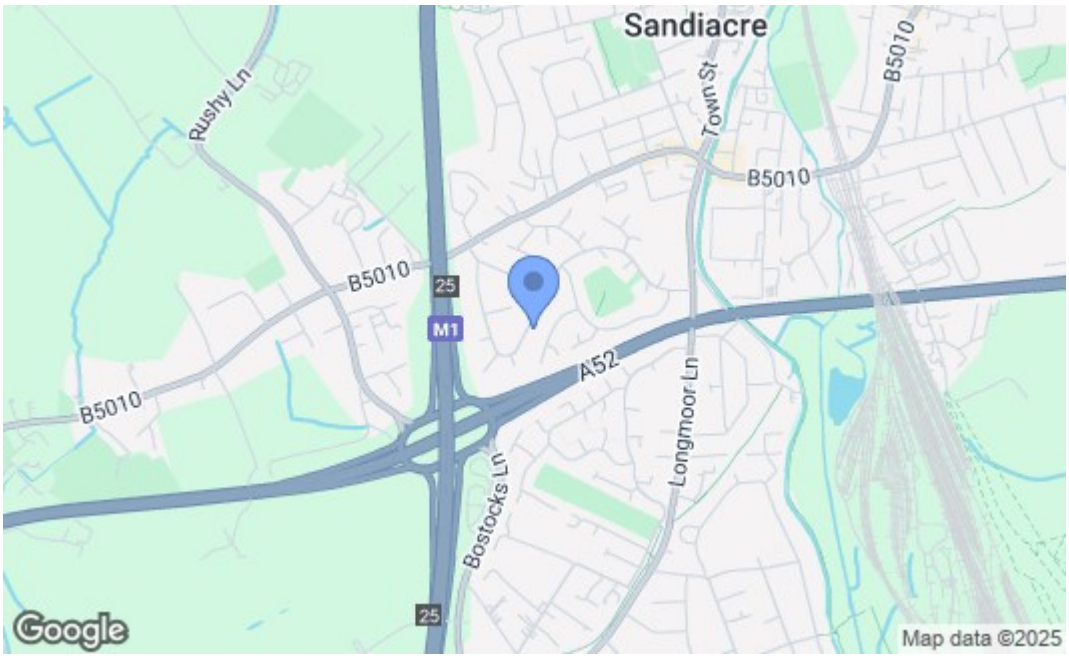
BATHROOM
9'2" x 7'11" (2.80 x 2.43)
Four piece suite comprising panelled-in bath with central mixer tap and handheld shower attachment, tiled and enclosed corner shower cubicle with Mira Sport electric shower, push flush WC, wash hand basin with mixer tap and storage cupboards beneath. Tiling to the walls and the floor, bathroom storage cupboard with shelving, double glazed window to the rear, spotlights, coving, extractor fan, chrome ladder towel radiator.

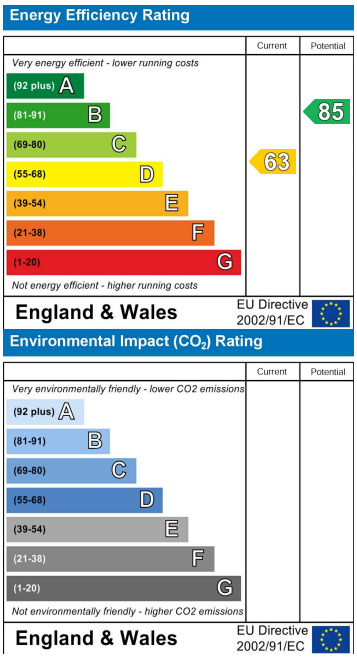
OUTSIDE
To the front of the property there is a lowered kerb entry point to a shaped and curved driveway to the front providing off-street parking which, in turn, leads through the double pedestrian gates down the right hand side of the property towards the garage and garden. The front garden is screened by hedgerow to the boundary line with a shaped lawn.

TO THE REAR
The rear garden is of a good overall proportion, ideal for families with a large patio entertaining space leading onto a generous lawn section with raised and planted borders housing a variety of bushes and shrubbery. Within the garden there is an external water tap and lighting point.

DETACHED GARAGE
Pitched roof, timber cladding and double doors to the front, with power and lighting.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take a right hand turn onto Hayworth Road and continue onto Lancaster Avenue. The property can then be found 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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