



Lancaster Avenue  
Sandiacre, Nottingham NG10 5GW

**£195,000 Leasehold**

AN EXTENDED TWO DOUBLE BEDROOM  
DETACHED BUNGALOW OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTENDED TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one level which comprises a side entrance hallway leading through to a front kitchen, bay fronted living room, central dining room, two double bedrooms, conservatory, and shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, carport, and enclosed manageable garden to the rear.

The property is located within this popular residential area in Sandiacre within close proximity of schooling for all ages (if required), nearby transport links such as the A52, M1 and tram stop, as well as nearby shops, services and amenities within Sandiacre and the nearby towns of Stapleford and Long Eaton.

We believe that the property will make an ideal retirement property and would highly recommend an internal viewing.



## ENTRANCE HALL

12'10" x 7'10" (3.93 x 2.41)

uPVC panel and double glazed side entrance door, radiator. Doors to kitchen, living room, dining room, bedroom two and shower room.

## KITCHEN

12'7" x 7'8" (3.86 x 2.36)

Matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Fitted four ring Neff gas hob with extractor over, in-built oven, plumbing for under-counter slimline dishwasher and washing machine, space for under-counter fridge and freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed windows to the front and side (both with fitted blinds), tiled splashbacks, tiled floor, cabinet spotlights, telephone point.

## LOUNGE

19'5" x 11'11" (5.93 x 3.64)

Double glazed bow window to the front, decorative coving, radiator, TV point, feature Adam-style fire surround with marble insert and hearth. Sliding doors to the dining room.

## DINING ROOM

11'11" x 10'0" (3.65 x 3.07)

Double glazed window to the side, radiator, coving. Sliding doors back to the living room. Doors to hallway and bedroom one.

## BEDROOM ONE

16'3" x 11'8" (4.97 x 3.56)

Double glazed window to the rear (with fitted blinds), radiator, range of fitted bedroom furniture including wardrobes with matching overhead storage cupboards and double drawer unit. Loft access point to a boarded, lit and insulated loft space via pulldown loft ladders.

## CONSERVATORY

17'4" x 8'2" (5.30 x 2.50)

Brick and double glazed construction with double glazed windows and uPVC door (with fitted blinds), sloping polycarbonate ceiling, radiator, laminate flooring.

## BEDROOM TWO

11'10" x 7'10" (3.62 x 2.41)

Double glazed window to the side, radiator, fitted bedroom

furniture including bedside full height wardrobes with cabinet spotlighting.

## SHOWER ROOM

8'8" x 5'0" (2.65 x 1.53)

Three piece suite comprising tiles and enclosed shower cubicle with Mira Sport electric shower and sliding glass shower screen, wash hand basin, push flush WC. Fully tiled walls, two double glazed windows to the side, one with fitted roller blind and the other traditional vertical blinds, radiator.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway providing off-street parking which, in turn, leads through into the covered carport via double gates. Outside water tap and lighting point. Decorative front gravel stone and planted rockery housing a variety of bushes and shrubbery.

## TO THE REAR

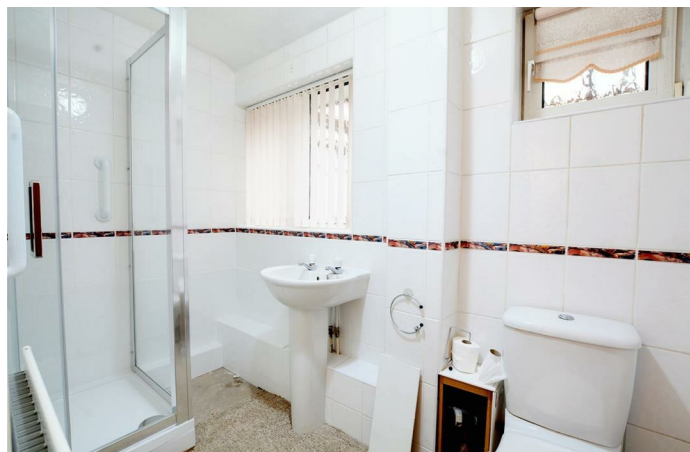
The rear garden is designed for ease of maintenance, being enclosed to the boundary lines with timber fencing with concrete posts and gravel boards. The garden is laid mainly with decorative slate chippings and planted raised timber borders housing a variety of bushes and shrubbery. There is also a paved patio area, matching pathway leading to the carport area.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Sandiacre traffic lights and turn left onto Longmoor Lane. Proceed in the direction of Long Eaton before taking a right hand turn onto Hayworth Road. Continue over the brow of the hill which, in turn, becomes Lancaster Avenue. The bungalow can be found on the right hand side, identified by our For Sale board. Ref: 8278NH

## AGENT'S NOTE

It is understood that the property is held on a leasehold term of 999 years from the mid 1960's. This equates to an approximate 960 years remaining with a ground rent payable of £20 per annum split into 2 x 6 monthly £10 installments throughout the year. We ask that you confirm this information with your solicitor prior to completion.



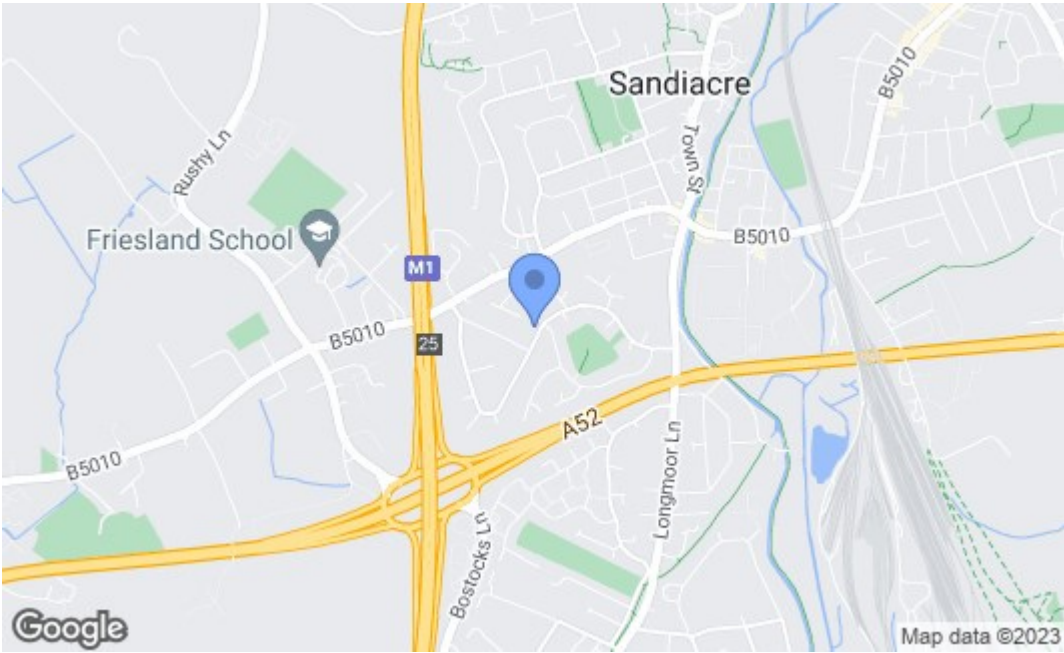




TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.