Robert Ellis

look no further. . .

Linden Grove
Sandiacre, Nottingham NG10 5EG

A TWO BEDROOM END TOWN HOUSE
WITH PARKING AND LARGE GARDEN.

Offers Over £180,000 Freehold

A TWO BEDROOM END TOWN HOUSE WITH PARKING AND LARGE GARDEN.

Robert Ellis are delighted to bring to the market this two bedroom end town house with the benefit of off-street parking, detached garage and large garden plot.

With accommodation over two floors, comprising entrance hall with staircase rising to the first floor, living room, dining kitchen and conservatory to the ground floor. The first floor landing then leads to two bedrooms and a three piece shower room.

Other benefits of the property include gas fired central heating, double glazing and as previously mentioned a major benefit to the area is off-street parking, detached garage and a generous overall garden plot to the side and rear.

The property sits favourably within this popular and established cul de sac location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to an array of nearby shops, services, amenities and 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.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
4'9" x 4'5" (1.46 x 1.37)
uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor, dado rail and door to lounge.

LOUNGE
16'7" x 10'9" (5.07 x 3.29)
Double glazed Georgian-style bow window to the front with fitted blinds, radiator, feature Adams-style fire surround incorporating coal-effect gas fire, media points, coving, dado rail, useful understairs storage cupboard and door to kitchen diner.

KITCHEN DINER
13'10" x 10'5" (4.23 x 3.19)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with draining board, central mixer tap and tiled splashbacks. Plumbing for washing machine, space for a fridge/freezer and cooker point with ample space for a dining table and chairs. Radiator, Georgian-style windows and door to rear opening out to the conservatory.

CONSERVATORY
13'7" x 7'4" (4.16 x 2.26)
Sloping ceiling, brick and glazed hardwood windows construction with radiator and uPVC panel and double glazed door access to outside.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room, loft access point to an insulated loft space and an airing cupboard housing hot water cylinder with shelving above.

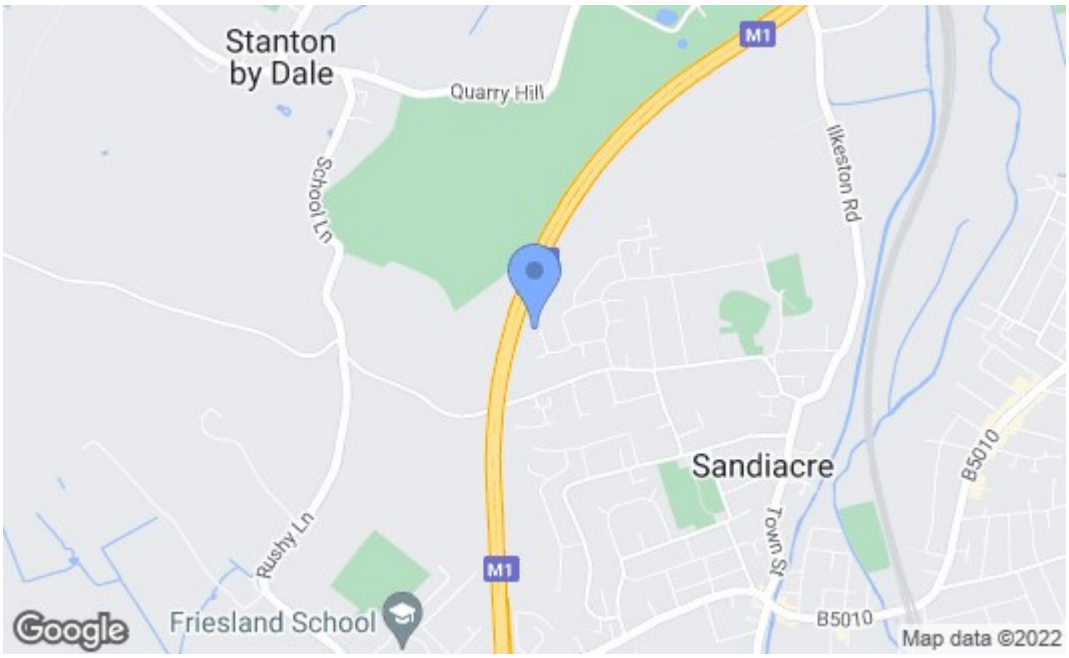
BEDROOM ONE
13'7" x 10'9" (4.16 x 3.28)
Double glazed window to the front with fitted blinds, radiator, picture rail, useful fitted double over the stairs storage cupboard and fitted his/hers wardrobes with matching overhead storage cupboards.

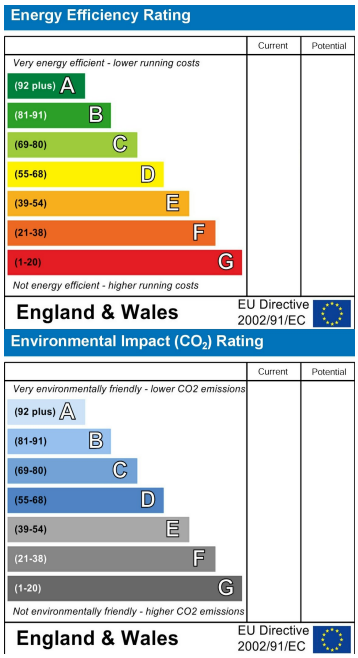
BEDROOM TWO
11'4" x 7'10" (3.47 x 2.39)
Double glazed window to the rear with fitted blinds and radiator.

SHOWER ROOM
7'6" x 5'9" (2.29 x 1.77)
Three piece suite comprising corner tiled enclosed shower cubicle with mains fed shower over, wash hand basin with storage cupboard beneath and low-flush WC. Double glazed window to the rear with fitted roller blind, radiator and partial wall tiling/panelling.

OUTSIDE
From the front leading through to the rear, the front offers a lawn garden with pathway providing access to the front entrance door with pedestrian access leading down the right hand side of the property beyond the garage and into the rear garden. Beyond which, the garden extends to a good proportion being split into various areas covering a lower gravelled forecourt, patio area ideal for entertaining with turning steps then leading up to the main lawn garden with a timber storage shed in the top left hand corner of the plot being enclosed by timber fencing predominantly with concrete posts and gravel boards. The garden then drops down being covered with an array of planted bushes and shrubbery towards the pedestrian access and garage on the lower level. The detached garage then offers power and lighting points with up and over door to the front and window to the rear.

DIRECTIONAL NOTE
From our branch on Derby Road, Stapleford, 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 of Stanton by Dale. At the bend in the road via left and turn onto Church Street passing the entrance to Sandiacre Town onto Stanton Road. Continue along before taking an eventual right hand turn just past the Spar shop onto Coronation Avenue and then take the first left onto Chestnut Grove before veering left onto Poplar Avenue via right onto Linden Grove and the property can then be found towards the end of the cul de sac on the left hand side. Ref. 7504NH.





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.