Robert Ellis

look no further...

3 Enigma Close
Longmoor Lane, Sandiacre NG10 5LT

40% Shared ownership £98,000

Leasehold

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A BRAND NEW TWO DOUBLE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE ON A SHARED OWNERSHIP SCHEME.

The property is being sold on a Shared Ownership basis, with the opportunity to purchase between 40-75% with rent being paid on the proportion not owned. This scheme allows individuals and families to become home owners as long as certain criteria is met*.

This extremely energy efficient home is "A" rated, with the benefit of the latest technologies, including solar panels, gas fired central heating served from a combination boiler and even including an electric vehicle charging point.

This two bedroom semi detached house is built to the "Elm" design and offers spacious accommodation which includes a cloaks/WC, fitted kitchen and living room with French Doors to the rear. There are two double bedrooms. This property is ideal for first time buyers and those looking to downsize.

The property has the benefit of off-street parking for two vehicles and landscaped rear gardens finished with patio and lawn.

This development of 38 homes is situated behind mature trees and screened from the main road, Longmoor Lane, Sandiacre, an established residential suburb great for families and commuters alike as schools for all ages are within easy reach. There are good transport links, such as the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway. Sandiacre benefits from a variety of shops and facilities, including Lidl and Co-op, and close to the nearby larger towns of Stapleford and Long Eaton.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor with understairs store cupboard.

CLOAKS/WC
Pedestal wash hand basin, low flush WC, radiator.

KITCHEN 9'10" x 7'9" (3.0 x 2.38)
Range of fitted wall, base and drawer units with square edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Appliance space. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window to the front.

LIVING ROOM 14'9" x 11'5" (4.51 x 3.49)
Media point, radiator, double glazed windows and French doors to the rear garden.

FIRST FLOOR LANDING
Linen cupboard, loft hatch, double glazed window.

BEDROOM ONE 14'9" x 9'3" (4.51 x 2.83)
Media point, radiator, double glazed window to the front

BEDROOM TWO 14'9" x 8'10" (4.51 x 2.70)
Radiator, double glazed window to the front.

FAMILY BATHROOM 6'8" x 5'6" (2.05 x 1.70)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with mixer tap, shower and screen over. Partially tiled walls, radiator, double glazed window.

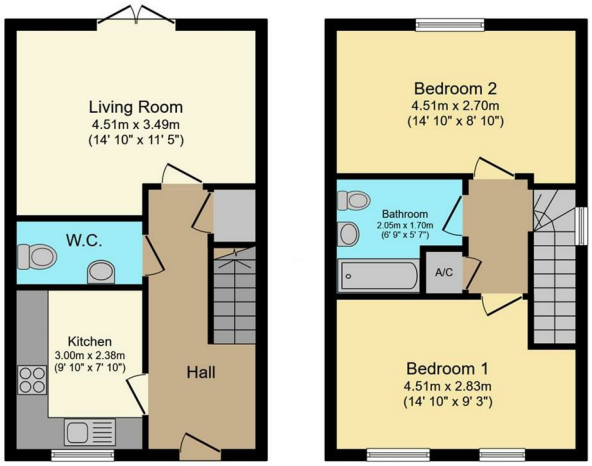
OUTSIDE
There is a small open plan garden with lawn and evergreen shrubs. There is a driveway at the side of the house providing off-street parking for two vehicles, EV charging point. Gated pedestrian access leads to the rear garden which is fenced and enclosed having a patio area and lawn.

SHARED OWNERSHIP*
The properties are being sold on a Shared Ownership basis, with the option to purchase between 40% and 75% of the market value. The rent is payable to Futures Housing Group for the retained element. The annual rent is calculated at 2.5% of the current property value owned by Futures Housing Group. The purchase of Shared Ownership properties are subject to eligibility criteria. For more information and to discuss this, please contact Robert Ellis Estate Agents.

SERVICE CHARGE
The property is subject to an annual service charge of £515.04 (£42.92 pcm).

FLOOR COVERINGS
LVT flooring is provided in the kitchen, cloaks/WC and bathroom. There are no other floor covering options and any purchaser must provide their own.

AGENTS NOTE
The internal images are of a three-bedroom property within the development. Some of the internal images have virtual staging to give an impression of how to furnish the property.

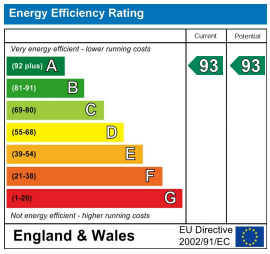


Ground Floor
Floor area 35.6 m² (383 sq.ft.)

First Floor
Floor area 35.6 m² (383 sq.ft.)

TOTAL: 71.2 m² (766 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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