Robert Ellis

look no further. . .

Longmoor Lane
Sandiacre, Nottingham NG10 5JN

A FOUR BEDROOM SEMI DETACHED HOUSE.

Offers Over £289,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS UNIQUE FOUR BEDROOM DOUBLE FRONTED SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION WITHIN EASY REACH OF EXCELLENT NEARBY TRANSPORT LINKS, SCHOOLING AND SHOPPING FACILITIES.

The double front accommodation that is split over two floors comprises entrance hall, dining room, living room, sitting room and kitchen to the ground floor. The first floor landing is separated via a split landing space which incorporates four bedrooms and a bathroom suite.

Other benefits of the property include gas fired central heating, double glazing and generous garden space to the rear incorporating rear parking and a detached garage accessed via Lock Lane to the rear.

The property sits favourably within close proximity of excellent nearby schools for all ages such as Ladycross, Cloudside and Friesland Schools. There are also good road transport networks nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy reach of the shops and services within the nearby towns of Stapleford and Long Eaton. Due to the size of the accommodation on offer, we believe that the property would make an ideal long term family home.

We highly recommend an internal viewing.

ENTRANCE HALL
9'2" x 3'0" (2.80 x 0.92)
uPVC panel and double glazed front central entrance door, radiator and turning staircase leading to the first floor.

DINING ROOM
11'9" x 9'11" (3.59 x 3.03)
Double glazed window to the front, radiator and laminate flooring.

LIVING ROOM
x 3.95 (x 0.91m.28.96m)
Radiator, feature Adams-style fire surround incorporating a coal effect fire with decorative inserts and granite hearth, media points, storage cupboards, useful understairs storage area, wall light points, dado rail, double glazed window to the front with fitted roller blind and opening through to the sitting room.

SITTING ROOM
10'0" x 9'11" (3.05 x 3.03)
Double glazed window to the rear, radiator, open back through to the living room and door to kitchen.

KITCHEN
16'11" x 10'10" (5.18 x 3.31)
A matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap and matching granite style splashbacks, space for fridge/freezer, plumbing for washing machine, dishwasher and further space for under-counter tumble dryer, range cooker with dual ovens and warming drawer with seven ring gas burner and curved extractor fan over, wall mounted chrome heated ladder towel radiator, double glazed window to the rear, uPVC panel and double glazed exit door to the rear garden and useful storage cupboard with shelving.

SPLIT FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, useful storage cupboard, radiator and loft access point with wooden pulldown ladder to a boarded, insulated and lit loft space.

BEDROOM ONE
13'2" x 10'0" (4.02 x 3.06)
Double glazed window to the front with fitted roller blind, radiator, laminate flooring, media points and door to overstairs walk-in wardrobe.

BEDROOM TWO
9'11" x 9'11" (3.04 x 3.03)
Double glazed window to the rear overlooking the rear garden, radiator and laminate flooring.

BEDROOM THREE
10'11" x 8'8" (3.35 x 2.65)
Double glazed window to the overlooking the rear garden, filled roller blind and radiator.

BEDROOM FOUR
9'11" x 7'9" (3.04 x 2.38)
Double glazed window to the front, radiator, laminate flooring, loft access point and storage cupboard with hanging space.

BATHROOM
9'4" x 7'10" (2.86 x 2.40)
Modern white three piece suite comprising double sized shower cubicle with dual head mains ran shower attachment over, wash hand basin with mixer tap and storage drawers beneath, and push flush WC. Wall mounted bathroom cabinet, double glazed window to the rear, decorative granite style splashboards and chrome heated ladder towel radiator.

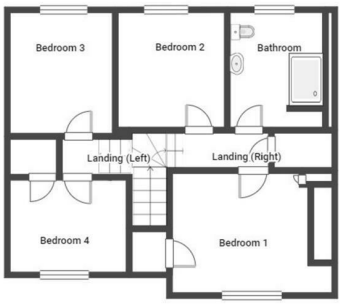
OUTSIDE
To the front of the property there is a decorative brick boundary wall and wrought iron pedestrian gate providing pathway access to the front entrance door with a split decorative gravel front garden designed for ease of maintenance.

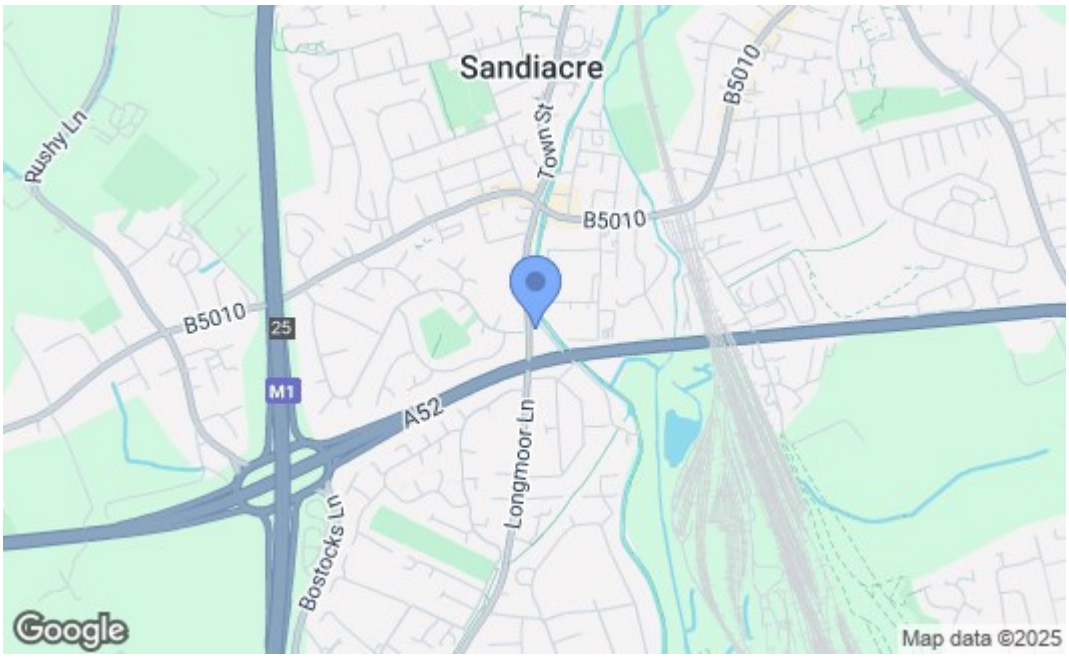
REAR GARDEN
The rear garden is of a good proportion being enclosed by timber fencing offering security and privacy. The garden benefits from a good size decked entertaining space which leads down to an artificial lawned garden with planted rockery and flowerbeds housing a variety of mature bushes and shrubbery and has a power supply, lighting point and water tap. To the foot of the plot there is a further seating area with decorative gravel stones leading onto a timber storage shed and greenhouse space. Accessed from the rear, there is also off-street parking via Lock Lane leading to a detached garage.

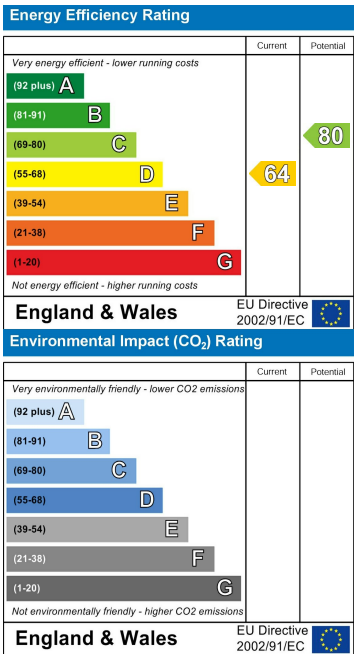
DETACHED GARAGE
Up and over door to the front of the garage and personal access door to the side. There are parking spaces to the front of the garage and to the side behind the closeable gates. There are power and lighting points present.

PARKING
The block paved driveway leading to the garage is accessed via the road to the rear, known as Lock Lane.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, cross the bridge onto Station Road proceeding in the direction of Sandiacre. At the traffic light junction, turn left onto Longmoor Lane and proceed along heading in the direction of Long Eaton. The property can then be found on the left hand side identified by our For Sale board. Ref. 7589NH







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044