

Ellerslie Grove  
Sandiacre, Nottingham NG10 5GS

A TWO BEDROOM DETACHED  
BUNGALOW.

**£220,000 Freehold**





A two double bedroom detached bungalow situated on a corner plot in a popular residential suburb.

This property sits on a generous corner garden plot and whilst in an elevated position, has level access from the front. The property is set back from the road which provides for a driveway for parking for four vehicles in tandem. There are grounds and gardens to all sides of the property, with the rear boasting far reaching views over the surrounding area.

The property comes to the market with NO UPWARD CHAIN and has the benefit of double glazing and is currently electrically heated with night storage heaters, although gas is also supplied to the property with a gas fire to the living room.

The property is in a very much livable condition but would benefit from some modernisation and improvement, therefore offering great potential for the incoming buyer to put their own mark upon it.

Situated in a cul de sac of bungalows within this established and highly regarded residential suburb, close to local amenities that Sandiacre has to offer, including a dentist, doctors, regular bus service linking Nottingham and Derby. The town centre itself has a number of independent retailers, as well as a Co-Op and Lidl. For those looking to travel, the A52 and Junction 25 of the M1 motorway are a short drive away. There is a train station in the nearby larger market town of Long Eaton.

Viewing is recommended to appreciate the potential on offer.



## ENTRANCE HALL

Double glazed window, front entrance door, night storage heater, loft hatch and built-in airing cupboard with hot water cylinder and immersion heater.

## LOUNGE/DINER

16'3" x 11'0" (4.96 x 3.36)

Flame effect gas fire and surround, electric night storage heater, double glazed windows to the side and front.

## KITCHEN

10'2" x 8'11" (3.10 x 2.74)

Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric double oven, five ring electric hob with extractor hood over. Plumbing and space for washing machine, electric night storage heater, serving hatch to lounge/diner, double glazed window to the front.

## BEDROOM ONE

13'0" x 10'11" (3.97 x 3.34)

Fitted bedroom furniture including wardrobes, bedside cabinets, low level unit and eye level units above the bedhead. Electric night storage heater, double glazed window to the rear.

## BEDROOM TWO

8'10" x 9'1" (2.7 x 2.79)

Electric night storage heater, double glazed window to the rear.

## BATHROOM

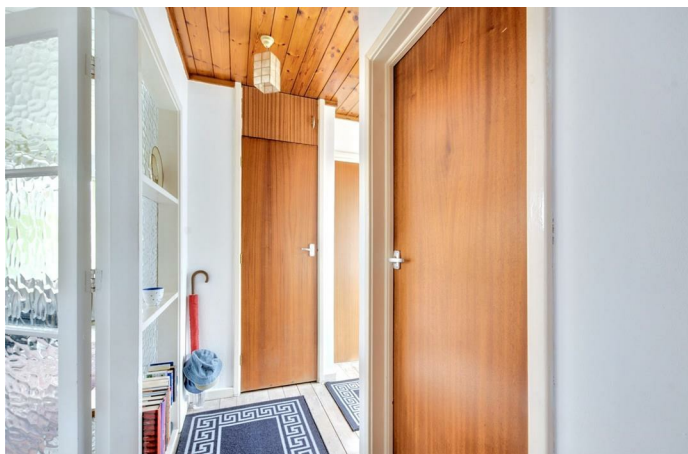
6'5" x 5'7" (1.97 x 1.71)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with electric shower. Tiling to walls, electric fan heater, double glazed window.

## OUTSIDE

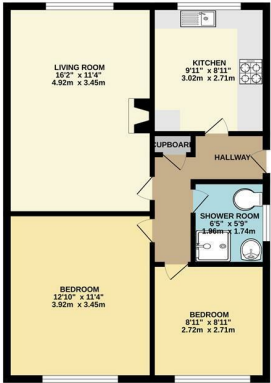
The property is situated on a generous corner plot with gardens and grounds to all sides. To the side is a tiered, attractively landscaped rockery area and lawn which sweeps around to the generous frontage laid to lawn. To the rear, the garden is landscaped with a central lawn area, flanked with colourful bedding and garden shed. A

driveway provides parking for a number of vehicles in tandem and leads to a hard standing area at the side of the property.

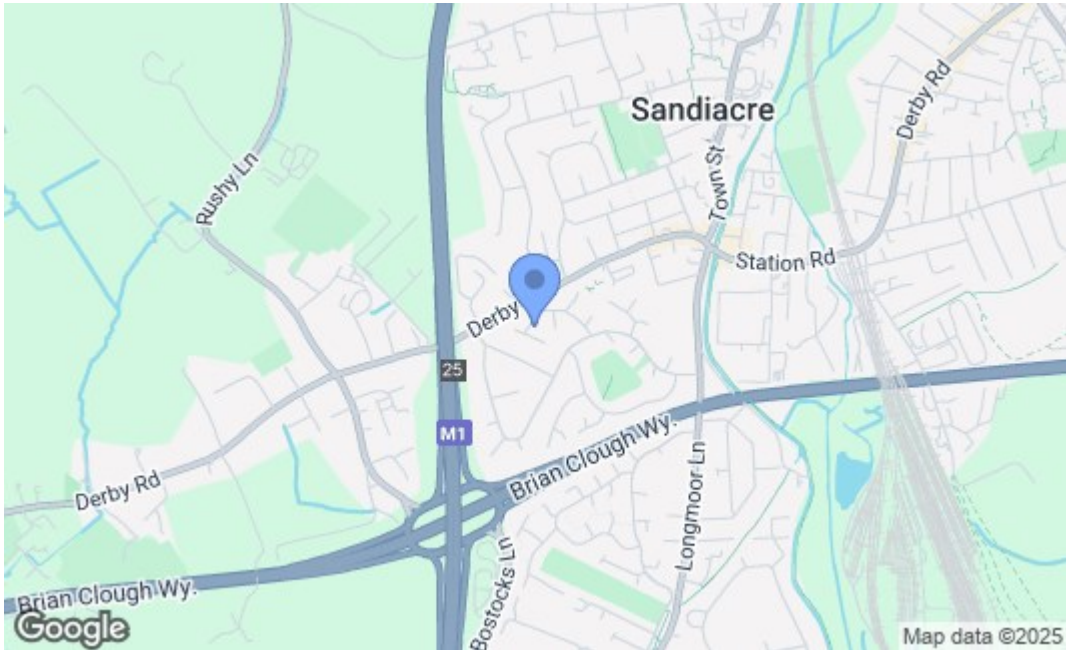




Robert Ellis  
ESTATE AGENTS  
GROUND FLOOR



When using a diagram, please note that the diagram is 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(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		

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