



Longmoor Lane
Sandiacre, Nottingham NG10 5JQ

A THREE BEDROOM END OF TERRACE
PROPERTY OFFERED FOR SALE WITH NO
UPWARD CHAIN.

£220,000 Freehold



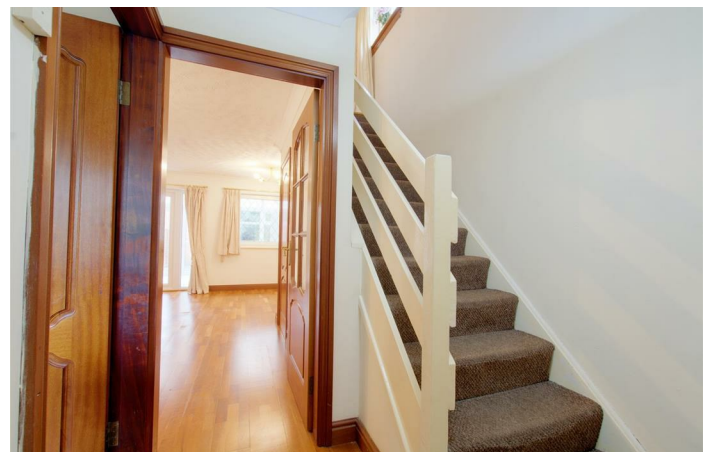
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM END OF TERRACE PROPERTY SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, front kitchen, spacious lounge, and full width conservatory. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, front and rear gardens, gated off-street parking situated to the rear accessed just off the neighbouring side street.

The property sits favourably within this popular and established residential location. Located within easy reach of excellent nearby shopping facilities and amenities in the nearby towns of Stapleford and Long Eaton. There is also easy access to good schooling for all ages within both towns, and a variety of nearby transport links, including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL

6'7" x 6'2" (2.03 x 1.88)

uPVC front entrance door, staircase rising to the first floor, radiator, coving, laminate flooring. Doors to kitchen and living room.

KITCHEN

9'8" x 9'3" (2.95 x 2.82)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level single sink and draining board with mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machine, space for fridge/freezer. Fitted extractor canopy, display corner shelving, glass fronted crockery cupboards, tiled floor, double glazed window to the front with fitted roller blind and panelled ceiling.

LOUNGE

16'8" x 15'9" (5.10 x 4.82)

Double glazed French doors opening out to the conservatory with full height double glazed windows to either side of the door, additional double glazed window to the rear, two radiators, laminate flooring, media points, coving, useful understairs storage cupboard, Adam-style fire surround incorporating coal effect fire.

CONSERVATORY

15'0" x 9'10" (4.59 x 3.00)

Brick and double glazed construction with pitched roof incorporating ceiling fan, wall light points, tiled floor, media points, double glazed French doors opening out to the rear garden, double glazed windows to the sides and rear (all with fitted blinds), wall mounted panel heater.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side, coving, loft access point.

BEDROOM ONE

13'8" x 9'3" (4.18 x 2.83)

Double glazed window to the front, radiator, wooden flooring, panelled ceiling, dado rail, freestanding wardrobe, TV and telephone points.

BEDROOM TWO

13'6" x 8'5" (4.12 x 2.59)

Double glazed window to the rear, radiator, wooden flooring, dado rail and matching coving, freestanding wardrobe and drawers.

BEDROOM THREE

8'7" x 7'0" (2.63 x 2.14)

Double glazed window to the rear, radiator, dado rail and matching coving, wooden flooring.

BATHROOM

8'6" x 6'1" (2.60 x 1.87)

Three piece suite comprising bath with glass shower screen and Mira Sprint electric shower over, wash hand basin, push flush WC. Double glazed window to the front, spotlights, extractor fan, radiator with attached towel rail, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE

To the front of the property there is a central block paved pathway providing access to the front entrance porch and door, brick store, outside lighting point, gravelled front garden to either side of the pathway housing a variety of mature bushes and shrubbery.

TO THE REAR

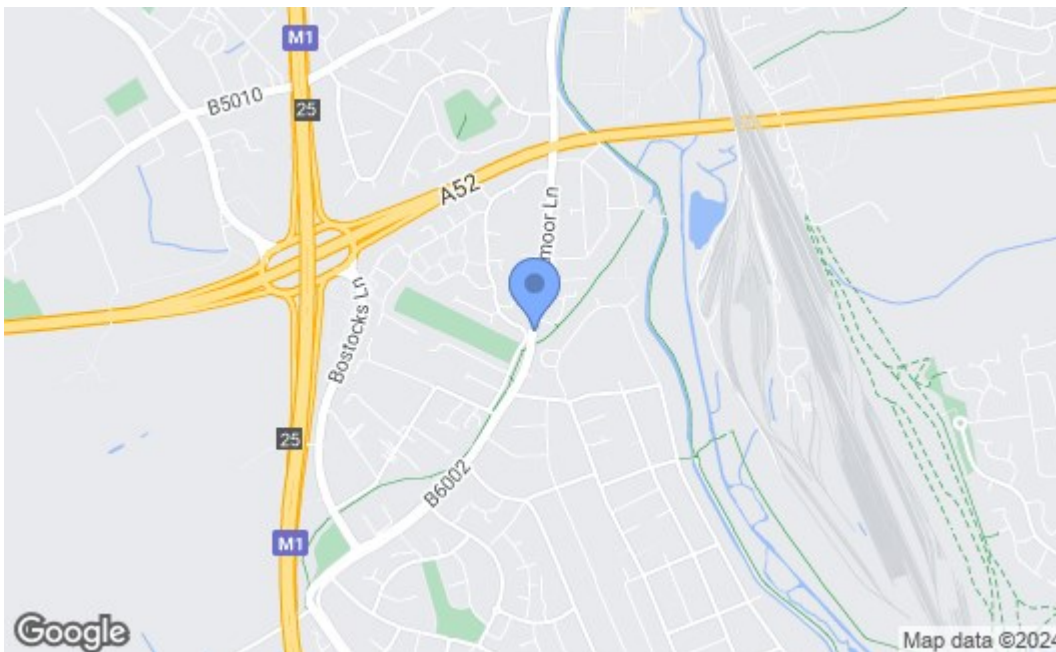
The rear garden is lawned being enclosed by fencing and brick wall to the boundary line. There is rear gated access from the neighbouring side street off Waterside Close providing off-street parking which in turn then leads to a block paved hard standing off-street parking area to the side of the property leading onto a timber storage shed.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Eventually, just after the Bridge Inn public house, the property can be found on the left hand side, identified by our For Sale board. Ref: 8122PS



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ 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.