



Laburnum Close  
Sandiacre, Nottingham NG10 5FA

**£189,950 Freehold**

TWO BEDROOM SEMI DETACHED HOUSE,  
LOCATED IN A CUL DE SAC, WITH  
DRIVEWAY AND BRICK BUILT GARAGE



A WESTERMAN BUILT, TWO BEDROOM SEMI DETACHED HOUSE, LOCATED IN A CUL DE SAC, WITH THE BENEFIT OF A DRIVEWAY AND BRICK BUILT GARAGE.

This modern property was built in the 1990s and is offered for sale in ready to move into condition with gas fired central heating, double glazing and with the benefit of no chain.

A particular feature of this property is the attractively landscaped, good size rear gardens, a great place to enjoy and unwind. Situated in this popular residential suburb, close to open countryside, with Stoney Clouds Nature Reserve within a short walk, as is a regular bus service, local junior school and for those wishing to commute, the A52 for Nottingham, Derby and junction 25 of the M1 Motorway is approximately five minutes drive away.

This property will make a fantastic first home and we strongly recommend an early internal viewing to avoid disappointment.



#### ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor, doors to kitchen and lounge/diner.

#### LOUNGE/DINER

13'3" x 12'5" (4.04m x 3.78m)

Radiator, UPVC double glazed window and patio door leading to the rear garden.

#### KITCHEN

9'7" x 7'2" (2.94 x 2.2)

Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing for washing machine and appliances space. Wall mounted gas boiler (for central heating and hot water.) UPVC double glazed window to the front.

#### FIRST FLOOR LANDING

Built-in airing cupboard with lagged cylinder, doors to bedrooms and bathroom.

#### BEDROOM 1

11'7" x 13'4" reducing to 10'2" (3.55 x 4.07 reducing to 3.1)

Fitted bedroom furniture including wardrobes and eye level units. Radiator and UPVC double glazed window to the front.

#### BEDROOM 2

10'9" x 6'10" (3.28 x 2.1)

Radiator and UPVC double glazed window to the rear.

#### BATHROOM

7'8" x 6'1" (2.34m x 1.85m)

Incorporating a three piece suite comprising

pedestal wash hand basin, low flush w.c. and panel bath with mixer shower attachment over. Partially tiled walls, radiator and UPVC double glazed window.

#### OUTSIDE

The property is situated in a cul de sac and comprises garden laid to lawn, driveway providing off-street parking which leads to an attached brick built single garage with up and over door, light and power. The rear garden is attractively landscaped and enclosed, offering a degree of privacy with patio, lawns and bedding.

#### DIRECTIONAL NOTE

From the A52/junction 25 of the M1 Motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads continue straight over onto Rushy Lane. Follow the road as it bends right into the countryside. Take the next available right, signposted 'Sandiacre' on Stanton Road, proceeding over the Motorway bridge, turning first left onto Coronation Avenue. Follow the road up and around to the right before turning left onto Cloudside Road, following the road up and round to the right, where Laburnum Close is a turning on the right and the property is located on the left hand side, identified by our For Sale Board.

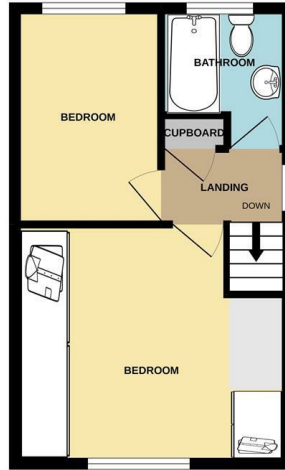
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GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.