



Lancaster Avenue  
Sandiacre, Nottingham NG10 5GW

EXTENDED THREE BEDROOM DETACHED  
FAMILY HOUSE.

**Offers Over £300,000 Freehold**



Robert Ellis are delighted to bring to the market this extremely well presented and extended three bedroom detached family house situated within this popular and established residential location.

With accommodation over two floors, comprising entrance hall with useful cloaks cupboard, living room, extended kitchen and sitting room to the ground floor. The first floor landing provides access to three bedrooms, shower room and separate WC.

Other benefits to the property include gas fired central heating, double glazing, off-street parking to the front and side, detached garage to the rear and generous rear garden space.

The property sits favourably within this popular and established location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside, Risley and Friesland schools. There is also easy access to good road and transport networks such as the A52 for Nottingham/Derby, the M1 Junction 25 Motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services within the nearby towns of Stapleford, Long Eaton, as well as the nearby open countryside space and walks.

The property would ideally suit those looking for a long term family home with further potential to extend subject to regularity approval and therefore we highly recommend an internal viewing.



### ENTRANCE PORCH

uPVC panel and double glazed front entrance door, double glazed windows to the front and both sides, tiled floor and panel and glazed door to entrance hall.

### ENTRANCE HALL

12'6" x 7'4" (3.83 x 2.26)

Turning staircase to first floor with useful understairs storage cupboards, radiator, dado rail, wall light points, telephone point, double glazed window to the side and useful cloaks storage cupboard with shelving and hanging space and feature diamond shaped window to the front.

### DUAL LOUNGE DINING AREA

22'5" (max) x 11'3" (6.84 (max) x 3.43)

Double glazed window to the front, two radiators, wall light points, media points, feature marble fire surround incorporating fireplace, lighting and inset two heat controlled electric fire.

### BREAKFAST DINING KITCHEN

18'1" x 9'1" (5.52 x 2.79)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap, plumbing for washing machine and dishwasher, fitted eye level NEF oven combining grill and microwave, beneath it full-sized NEF oven with 12 settings and fold-away oven door, counter level NEF four ring induction hob with curved extractor fan over, space for full height fridge/freezer, vertical radiator, double glazed windows to the side and rear with fitted blinds, uPVC panel and double glazed exit door to garden with fitted inset blinds, spotlights, space for dining table and chairs, TV aerial, sliding door back to the hallway and panel and glazed door to the sitting room.

### SITTING ROOM

9'7" x 9'0" (2.93 x 2.75)

A double glazed window to the rear overlooking the rear garden with fitted blinds and radiator.

### FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms, bathroom and separate WC, airing cupboard housing the hot water cylinder with shelving space and storage above. Access to the semi-boarded, light and insulated loft space via wooden pull down ladder.

### BEDROOM ONE

11'0" x 10'0" (3.37 x 3.07)

Double glazed window to the rear overlooking the rear garden and far-reaching views beyond, fitted blinds, fitted bedroom furniture including wardrobes, drawers and matching bedside cabinets and headboard, radiator and wall light point.

### BEDROOM TWO

11'5" x 10'7" (3.50 x 3.25)

Double glazed window to the front with fitted blinds, radiator and fitted double wardrobe with matching overhead storage cupboard.

### BEDROOM THREE

7'6" x 7'3" (2.29 x 2.21)

Double glazed window to the front with fitted blinds and radiator.

### SHOWER ROOM

5'8" x 5'5" (1.73 x 1.66)

Modern white two piece suite comprising corner shower cubicle with Mira electric shower and glass shower screen/door and wash hand basin with central mixer tap, fully tiled walls and floor, double glazed window to the rear with fitted blinds, wall mounted full height mirror-fronted bathroom cabinet, vertical towel radiator, spotlights and extractor fan.

### SEPARATE WC

5'5" x 2'9" (1.67 x 0.85)

Push-flush WC, fully tiled walls and floor, radiator, double glazed window to the rear and spotlights.

### OUTSIDE

To the front of the property we have a tarmac driveway providing off-street parking to the front with raised and planted flower borders housing a variety of plants and bushes. The driveway then continues down the right hand side of the property offering further off-street parking and opening into the rear garden. The rear garden is of a good proportion with a good size shaped patio entertaining space leading onto a curved lawn section with well stocked and planted flower borders housing a mature and specimen range of bushes, shrubs, trees and plants. There is a paved pathway then providing access to the rear part of the garden to which there is a vegetable plot and a rear patio with pitched roof Georgian-style summerhouse. Within the garden we also have external lighting points, water tap and timber storage shed.

### DETACHED GARAGE

Constructed in 2005 with pitched roof, up and over door to the front, personal access door and window to the side with power and lighting points.

### DIRECTIONAL NOTE

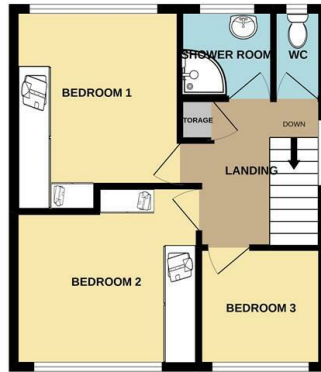
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction continue straight over onto Derby Road, Sandiacre and proceed up the hill as if heading in the direction of Risley. Look for and take an eventual left hand turn onto York Avenue and follow the bend in the road around to the left onto Lancaster Avenue. The property can then be found on the right hand side. 7492NH



GROUND FLOOR  
597 sq.ft. (55.4 sq.m.) approx.

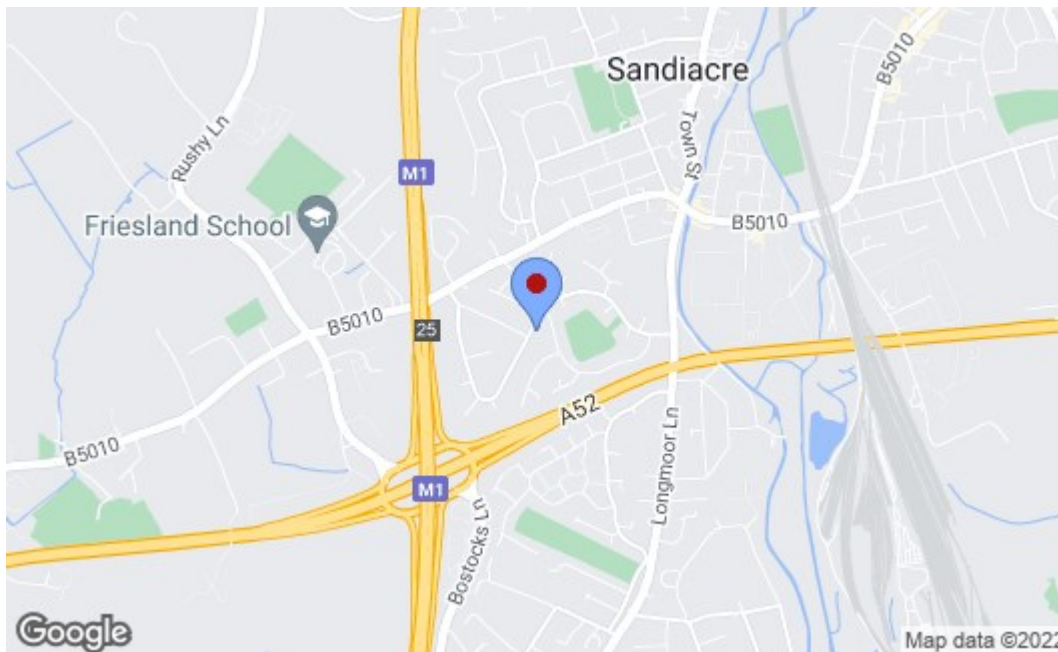


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 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 misstatement. 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   |  |                         | 84        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 61                      |           |
| (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.