

HoldenCopley

PREPARE TO BE MOVED

Lancaster Avenue, Sandiacre, Nottinghamshire NG10 5GW

Guide Price £240,000

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GUIDE PRICE: £240,000 - £260,000

PERFECT FOR A FAMILY...

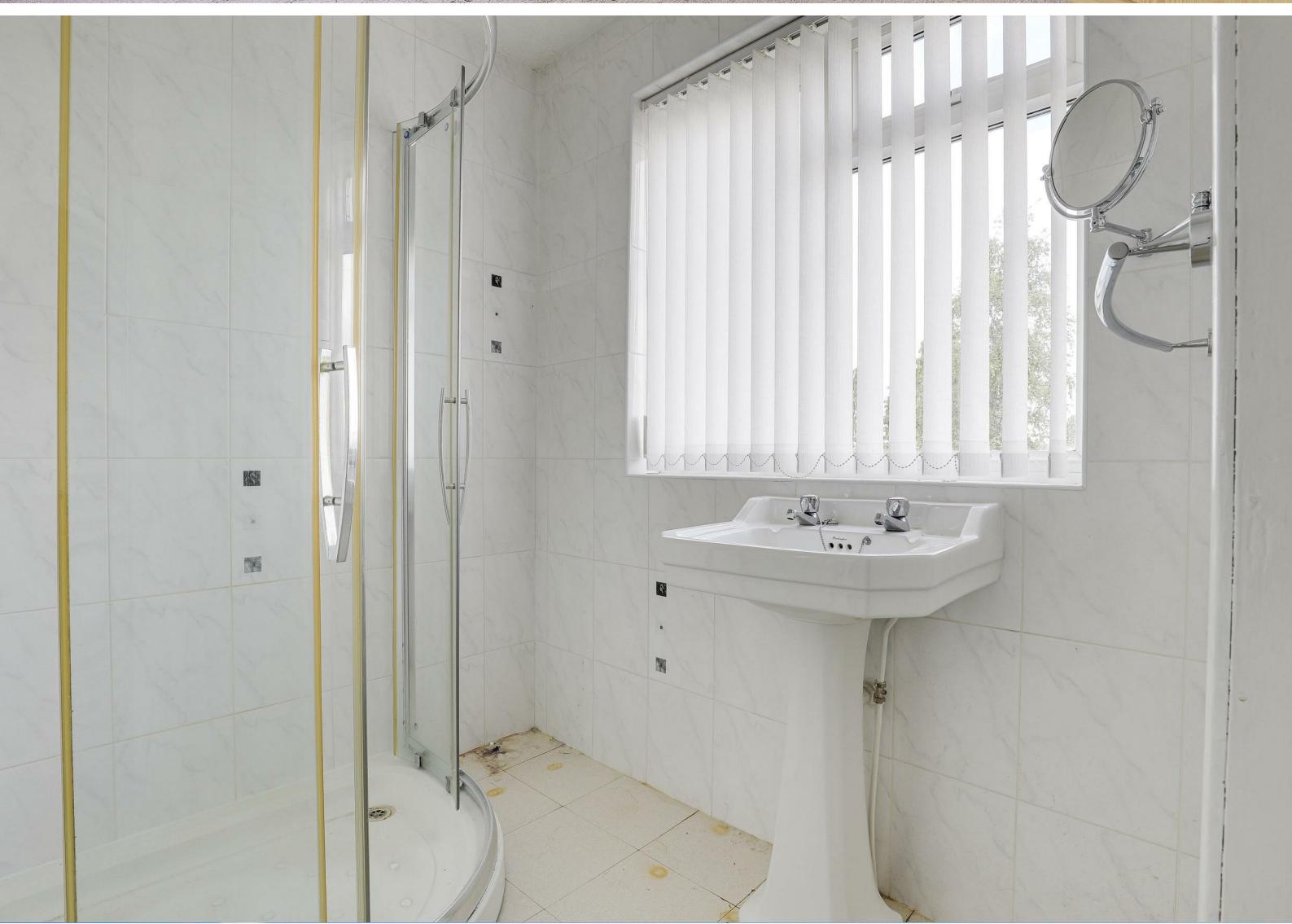
This three-bedroom detached house offers an abundance of space and potential throughout, making it an ideal purchase for a range of buyers, particularly a growing family. Offered to the market with no upward chain, this home is situated in a quiet and sought-after location within Sandiacre, just moments from local amenities, excellent school catchments, and fantastic transport links including the M1 and A52 – perfect for those needing to commute. The ground floor comprises a porch, an entrance hall, a spacious living room with a feature fireplace, a separate dining room, and a fitted kitchen equipped with a range of units and appliances. Upstairs, the first floor hosts three well-proportioned bedrooms which are serviced by a bathroom suite and a separate WC. Outside, the front of the property benefits from a driveway providing off-road parking for multiple vehicles, access into the garage, and a generous-sized, well-maintained rear garden with a patio area and large lawn – perfect for families and entertaining alike. This property presents a fantastic opportunity to create a forever home in a popular location, with the added benefit of no onward chain.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ample Storage Space
- Bathroom With Separate WC
- Driveway & Garage
- Large Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

6'8" x 6'8" (2.05m x 2.04m)

The porch has laminate flooring, a radiator, a UPVC double-glazed window to the front and side elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

14'0" x 6'6" (4.28m x 1.99m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, an in-built under stair cupboard, a further in-built cupboard, a UPVC double-glazed window to the side elevation, and open plan to the living room.

Living Room

11'5" x 11'4" (3.48m x 3.47m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a feature fireplace, a TV point, wall-light fixtures, and a radiator.

Kitchen

14'9" x 7'2" (4.50m x 2.20m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink with a mixer tap and drainer, a freestanding cooker and washing machine, space for a fridge freezer, vinyl flooring, a panelled ceiling, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

Dining Room

12'3" x 10'10" (3.74m x 3.31m)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and a feature fireplace with an exposed brick surround.

FIRST FLOOR

Landing

11'2" x 7'11" (3.42m x 2.43m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'4" x 10'11" (3.46m x 3.33m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

12'3" x 10'2" (3.74m x 3.12m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a range of fitted furniture including wardrobes, overhead storage cupboards and a dressing table, carpeted flooring, and a radiator.

Bedroom Three

7'11" x 7'3" (2.42m x 2.23m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, fitted wall units, and a radiator.

Bathroom

7'10" x 5'6" (2.41m x 1.69m)

The bathroom has a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, tiled flooring, fully tiled walls, in-built cupboards, a chrome towel rail, and a UPVC double-glazed window to the rear elevation.

WC

4'2" x 2'7" (1.28m x 0.80m)

This space has a low level flush WC, tiled flooring, partially tiled walls, and a single-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is block-paved driveway with access to the garage towards the rear.

Rear

To the rear of the property is an enclosed garden with a patio area and pathway, a lawn, rockery, various plants, access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

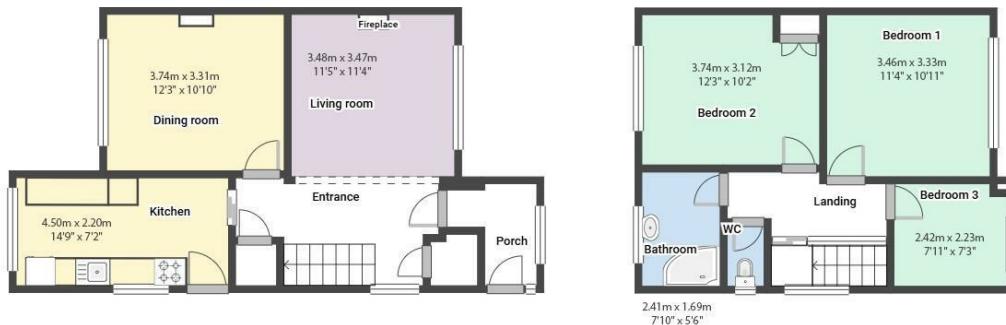
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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