

HoldenCopley

PREPARE TO BE MOVED

Longmoor Lane, Sandiacre, Derbyshire NG10 5JN

Guide Price £325,000

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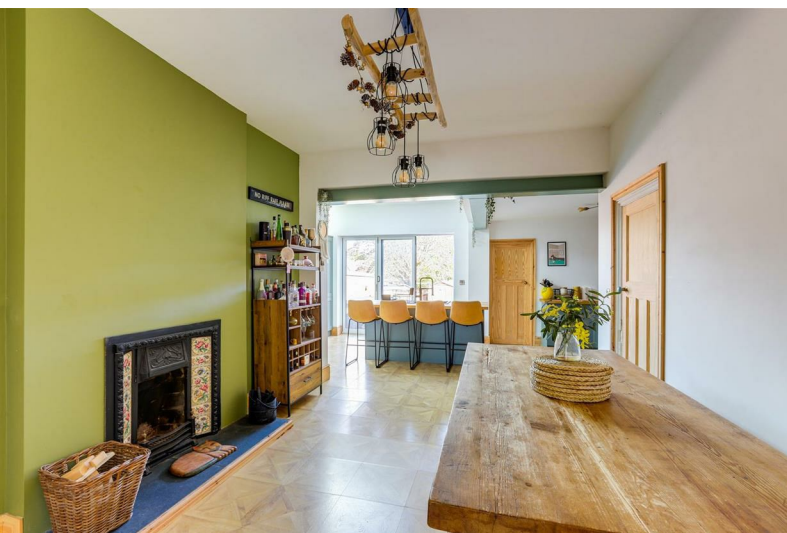


Guide Price: £325,000 - £350,000

SPACIOUS FAMILY HOME...

This four bedroom semi-detached house offers the perfect blend of traditional charm and modern living, making it an ideal choice for any growing family. Situated in the popular location of Sandiacre, the property is well-presented throughout and boasts an abundance of space both inside and out. With a versatile layout, stylish features, and a beautiful open-plan kitchen/diner, this home is ready to move straight into. Internally, the ground floor comprises an inviting entrance hall with storage space, a cosy bay-fronted living room complete with a feature log burner, and a stunning open-plan kitchen/diner benefiting from a feature fireplace, a centre island, and bi-fold doors opening out to the garden—creating the perfect setting for entertaining family and friends. The ground floor also benefits from a utility room and a versatile double bedroom with an en-suite bathroom, ideal for guests or those seeking private accommodation on the ground floor. To the first floor, the property offers three further bedrooms, including a generous master with its own walk-in closet, along with a contemporary four-piece family bathroom suite. Outside, the front of the property benefits from a block paved driveway providing off-street parking, while to the rear is a private enclosed garden featuring two patio areas, and a lawn — perfect for enjoying the warmer months. This property is conveniently located close to local amenities, schools, and excellent transport links including easy access onto the M1, making it the perfect family home.

MUST BE VIEWED





- Semi-Detached Four Bedroom Family Home
- Cosy Bay Fronted Living Room With Feature Log Burner
- Large Kitchen/Diner With Fireplace, Centre Island & Bi-Fold Doors
- Utility Room
- Ground Floor Bedroom & En-Suite
- Three First Floor Bedrooms & Walk-In Closet
- Four Piece Family Bathroom Suite
- Off-Street Parking
- Private Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

26'4" x 6'0" (max) (8.03m x 1.83m (max))
The entrance hall has tiled flooring, a radiator, a built-in understairs cupboard, an internal overhead window, a UPVC double-glazed overhead window to the front elevation, partial coving to the ceiling, and a single door leading into the accommodation.

Living Room

15'9" x 13'3" (max) (4.82m x 4.05m (max))
The living room has parquet-style flooring, a feature log burner in an exposed brick chimney breast alcove with a tiled hearth, a radiator, cornice to the ceiling, a UPVC double-glazed bay window to the front elevation, and double doors to the kitchen/diner.

Kitchen/Diner

23'11" x 22'3" (max) (7.30m x 6.80m (max))
The kitchen/diner has a range of fitted base and wall units with wood-effect worktops, a centre island with a breakfast bar, a composite sink and a half with a movable mixer tap and a drainer, space for a freestanding range cooker, parquet style flooring, a feature fireplace with a decorative surround and a tiled hearth, two radiators, painted steel beams to the ceiling, a skylight, recessed spotlights, and bi-fold doors leading out to the rear garden.

Utility Room

18'6" x 4'2" (5.65m x 1.28m)
The utility room has rolled-edge worktops, space and plumbing for a washing machine and tumble dryer, space for an undercounter fridge freezer, a wall-mounted combi-boiler, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Four

11'4" x 10'1" (3.47m x 3.08m)
The fourth bedroom has wood-effect flooring, a radiator, two UPVC double-glazed windows to the side elevation, and access to the en-suite.

En-Suite

7'4" x 4'7" (2.25m x 1.42m)
The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a wall-mounted overhead and handheld shower fixture, tiled flooring and walls, a radiator, an extractor fan, and recessed spotlights.

FIRST FLOOR

Landing

17'1" x 6'0" (5.23m x 1.83m)
The landing has carpeted flooring, a radiator, access to the loft, and access to the first floor accommodation.

Master Bedroom

13'0" x 11'1" (3.97m x 3.38m)
The main bedroom has carpeted flooring, a radiator, a closed off original iron fireplace, a UPVC double-glazed window to the front elevation, and open access to the walk-in closet.

Walk-In Closet

17'9" x 4'11" (max) (5.42m x 1.51m (max))
The walk-in closet has wood-effect flooring, and recessed spotlights.

Bedroom Two

13'1" x 11'3" (max) (4.01m x 3.44m (max))
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'0" x 6'0" (2.75m x 1.84m)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

10'1" x 9'8" (3.08m x 2.97m)
The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a double-ended freestanding bath with central taps, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a private enclosed driveway providing off-street parking, and boundaries made up of brick wall and hedges.

Rear

To the rear of the property is a private enclosed garden with two paved patio seating areas, a lawn, a shed, and brick wall boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

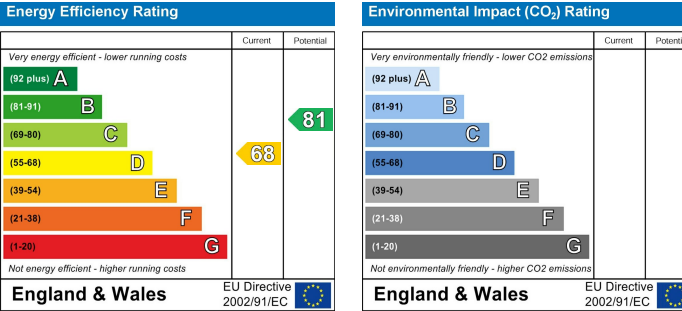
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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