

HoldenCopley

PREPARE TO BE MOVED

Longmoor Lane, Sandiacre, Nottinghamshire NG10 5JP

Guide Price £230,000 - £240,000

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IDEAL HOME FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached home is an ideal choice for first-time buyers.

Situated in a popular residential area, it offers easy access to a range of local amenities, excellent school catchments, and convenient transport links via the A52, Junction 25, and the M1. The ground floor features a welcoming entrance hall leading to a bay-fronted reception room with a feature media wall, followed by a modern kitchen diner, perfect for family meals and entertaining. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a stylish three-piece bathroom suite. Outside, the property benefits from a driveway providing ample off-road parking to the front, while the rear offers a well-maintained garden with two patio areas and a lawn, ideal for relaxing or spending time outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'4" x 5'5" (2.87m x 1.67m)

The entrance hall has a tiled flooring, a carpeted stair runner, a radiator, UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12'8" x 9'4" (3.87m x 2.85m)

The living room has carpeted flooring, a radiator, ceiling coving, a media wall with a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen

16'0" x 11'5" (4.89m x 3.48m)

The kitchen has a range of fitted base and wall units with wooden worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine and dishwasher, partially tiled walls, a wall-mounted boiler, recessed spotlights, a radiator, an in-built cupboard, LVT flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7'6" x 6'5" (2.29m x 1.96m)

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

Master Bedroom

11'0" x 10'3" (3.37m x 3.14m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, feature panelled walls and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'5" x 8'3" (3.49m x 2.54m)

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

Bedroom Three

8'4" x 7'6" (2.56m x 2.30m)

The third bedroom has carpeted flooring, a radiator, a feature panelled wall and a UPVC double-glazed window to the rear elevation.

Bathroom

7'4" x 5'5" (2.26m x 1.66m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a double-ended panelled bath with central taps and an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlight, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, gated access to the rear garden, courtesy lighting, brick wall and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, an additional paved patio, a shed, hedge borders and fence panelling boundaries.

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

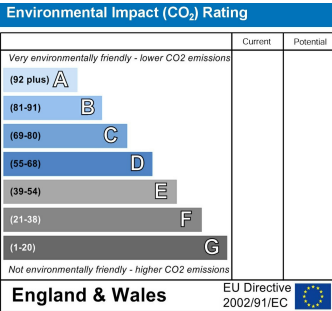
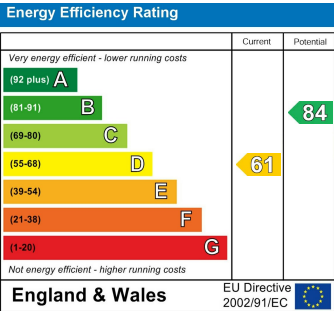
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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.

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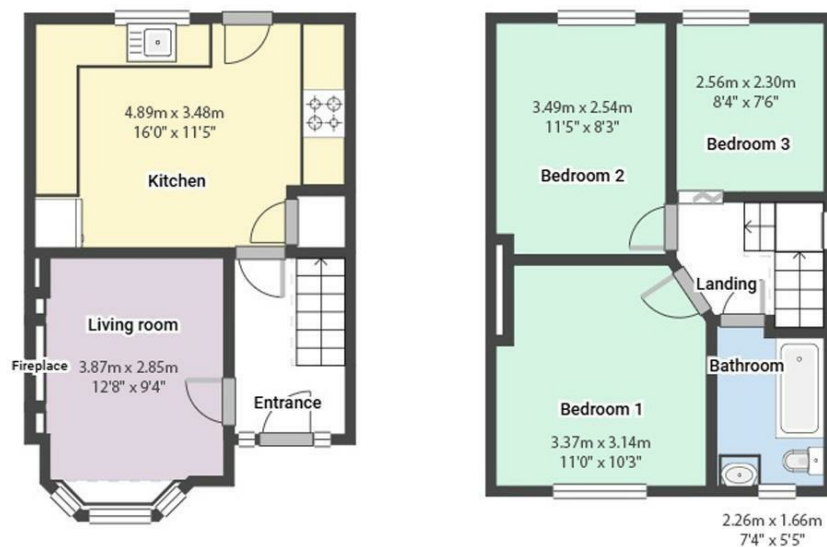
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No



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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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