



Hollingworth Avenue
Sandiacre, Nottingham NG10 5LY

A TRADITIONAL THREE BEDROOM
DETACHED HOUSE.

£240,000 Freehold



Situated in this popular residential suburb, great for families and commuters alike. Located within a cul de sac, the property backs onto large, open playing fields. The driveway provides ample off-street parking. There is a limited width vehicle access at the side leading to a single garage and enclosed rear gardens.

Centrally heated and double glazed, the accommodation comprises entrance hall, through lounge/dining room and fitting kitchen. To the first floor, there are three well proportioned bedrooms and family bathroom.

This popular residential suburb sits between the nearby towns of Stapleford and Long Eaton where there is a good variety of shops and amenities. Local schools are close by, as is open space and playing fields. Within a few minutes drive, there is Junction 25 of the M1 motorway and the A52 linking Nottingham and Derby.

Offering great potential as a family home, viewing is recommended.



ENTRANCE PORCH

Double glazed window and front entrance door. Open to hallway.

HALLWAY

Dog-leg staircase leading to the first floor with understairs store cupboard.

LOUNGE/DINING ROOM

22'10" x 10'3" (6.96 x 3.14)

Contemporary pebble style flame effect gas fire. Radiator, double glazed windows to the front and rear.

KITCHEN

13'11" x 8'5" (4.25 x 2.58)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing and a stainless steel sink unit with single drainer. Built-in electric oven and hob. Space for American style fridge/freezer, plumbing for washing machine and dishwasher. Radiator, double glazed window and French doors to the leading to the rear garden.

FIRST FLOOR LANDING

Double glazed window and doors to bedrooms and bathroom.

BEDROOM ONE

11'5" x 10'3" (3.48 x 3.14)

Fitted wardrobe, radiator, double glazed window to the front.

BEDROOM TWO

10'11" x 10'2" (3.35 x 3.12)

Built-in airing cupboard housing Baxi combination boiler (for central heating and hot water). Radiator, double glazed window to the rear.

BEDROOM THREE

8'7" x 7'3" (2.64 x 2.22)

Radiator, double glazed window to the rear.

FAMILY BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with electric shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE

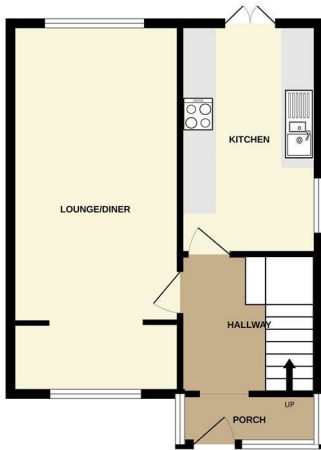
To the front is a forecourt providing off-street parking for at least two vehicles. There is a gated driveway at the side of the house with limited vehicle access leading to a sectional concrete single garage. The rear garden is fenced and enclosed, with lawn and mature shrubs, and backs onto playing fields.

DIRECTIONS

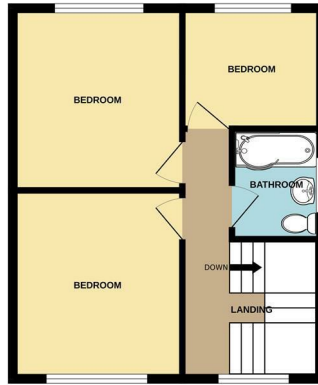
From the A52/Junction 25 of the M1 motorway, head towards Long Eaton on Bostocks Lane. At the mini traffic island, turn left onto Longmoor Road towards Sandiacre. Turn left onto Springfield Avenue. Turn almost immediately right onto Sandringham Road, then turn second left onto Hollingworth Avenue, where the property can be found on the right hand side. Ref: 7974PS



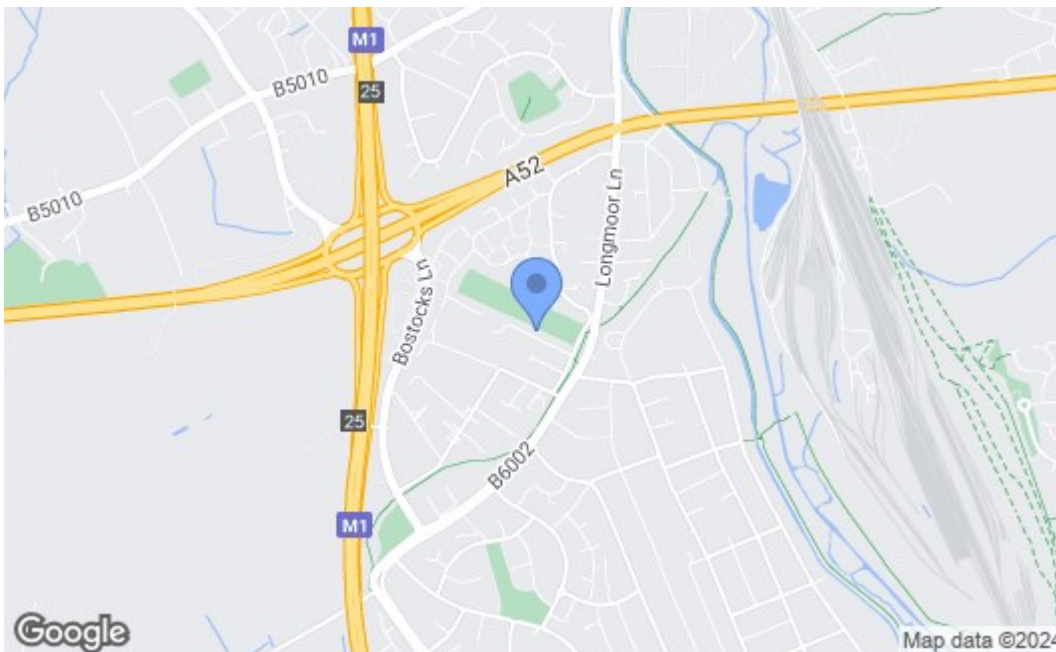
GROUND FLOOR



1ST FLOOR



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 for 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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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