



**Bletchley Gardens Way
Longmoor Lane, Sandiacre NG10 5LT**

**A BRAND NEW TWO BEDROOM SEMI
BUNGALOW - 40-75% SHARED
OWNERSHIP AVAILABLE**

50% Shared Ownership

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On the instructions of Futures Housing Group, we are pleased to offer for sale this brand new two double bedroom semi detached bungalow on a Shared Ownership Scheme.

This surprisingly spacious property available immediate for occupation and offers well balanced, single storey living accommodation. There is a generous open plan living dining kitchen with aspect and French doors onto the rear garden.

This extremely energy efficient home is "A" rated, with the benefit of the latest technologies, including solar panels, gas fired central heating served from a combination boiler and even including an electric vehicle charging point. The property has the benefit of off-street parking to the front and landscaped rear gardens finished with patio and lawn.

This development of 38 homes is situated behind mature trees and screened from the main road, Longmoor Lane, Sandiacre, an established residential suburb great for families and commuters alike as schools for all ages are within easy reach. There are good transport links, such as the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway. Sandiacre benefits from a variety of shops and facilities, including Lidl and Co-op, and close to the nearby larger towns of Stapleford and Long Eaton.

This property is being sold on a Shared Ownership basis, with the opportunity to purchase between 40-75% with rent being paid on the proportion not owned. This scheme allows individuals and families to become home owners as long as certain criteria is met*.

This property is ideal for those looking for single storey living or looking to downsize. Viewing is highly recommended.



ENTRANCE HALL

14'9" x 4'1" increasing to 5'7" (4.51 x 1.25 increasing to 1.72)

Composite double glazed front entrance door. Cloaks cupboard, radiator, loft hatch.

OPEN PLAN LIVING DINING KITCHEN

21'6" x 13'4" (6.56 x 4.07)

The kitchen area comprises a range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built in electric oven, hob and extractor hood over. Plumbing and space for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window. The living dining area has radiator, media point, double glazed French doors leading to the rear garden.

BEDROOM ONE

16'2" reducing to 13'5" x 11'1" (4.94 reducing to 4.11 x 3.40)

Media point, radiator, double glazed window to the front.

BEDROOM TWO

13'5" x 10'1" (4.09 x 3.08)

Radiator, double glazed window to the front.

SHOWER ROOM

6'4" x 6'11" (1.95 x 2.11)

Three piece suite comprising, pedestal wash hand basin, low flush WC and walk-in shower enclosure with thermostatically controlled shower. Shaver point, radiator.

OUTSIDE

To the front is a forecourt providing off-street parking for two vehicles, EV charging point. There is a pathway running along the front and side elevations to the side entrance door with gate leading to the rear garden. The rear garden is fenced and enclosed laid to lawn with patio area.

SHARED OWNERSHIP*

The properties are being sold on a Shared Ownership basis, with the option to purchase between 40% and 75% of the market value. The rent is payable to Futures Housing Group for the retained element. The annual rent

is calculated at 2.5% of the current property value owned by Futures Housing Group. The purchase of Shared Ownership properties are subject to eligibility criteria. For more information and to discuss this, please contact Robert Ellis Estate Agents.

SERVICE CHARGE

The property is subject to an annual service charge of £515.04 (£42.92 pcm).

FLOOR COVERINGS

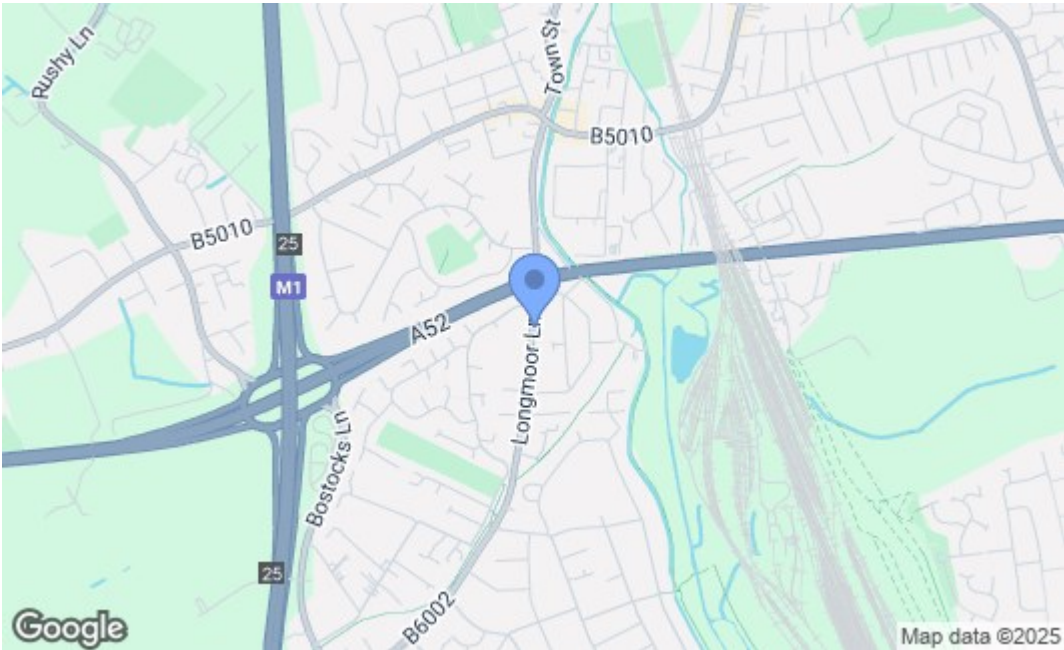
LVT flooring is provided in the kitchen and bathroom. There are no other floor covering options and any purchaser must provide their own.





Floor Plan
Floor area 66.4 m² (715 sq.ft.)

TOTAL: 66.4 m² (715 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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.