

# Robert Ellis

*look no further...*



Sandringham Road,  
Sandiacre, Nottingham  
NG10 5LD

**£275,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A DETACHED HOME THAT OFFERS THE OPPORTUNITY TO IMPROVE AND IS LOCATED IN A POPULAR AREA IN SANDIACRE.

There is an entrance porch to the front elevation which provides access to the spacious open plan living, dining and kitchen area. The living area has attractive wooden flooring and a feature wall mounted electric fire. There is a conservatory that overlooks the rear garden and is accessed from the dining area. The kitchen provides ample storage and space for all the usual kitchen appliances. There is an open staircase from the living area which leads to the first floor where there are three bedrooms and a bathroom.

To the front of the property there is a lawned area and a driveway that provides off road parking and access to the single garage which has an up and over door and power and light. The rear garden has a paved patio and a lawned area and has well stocked borders.

The property is well placed for easy access to excellent local schools, shopping facilities in Sandiacre and Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

This property certainly offers the potential to update and to further improve the spacious accommodation, please contact Robert Ellis to arrange your viewing.





### Porch

UPVC double glazed door with a decorative glazed panel within, obscure double glazed light panel to the side, wooden flooring, cloaks cupboard housing the electric consumer unit, door to:

### Living Room

15'6" x 12'11" approx (4.73m x 3.96m approx)

UPVC double glazed bow window to the front, wooden flooring, radiator, wall mounted stone effect electric fire, open to:

### Kitchen Diner

15'5" x 10'2" approx (4.70m x 3.10m approx)

UPVC double glazed window to the rear, double glazed patio door to the conservatory, wall, base and drawer units with wood effect laminate work surface over, tiled splashbacks, inset ceramic 1½ bowl sink and drainer, Range style gas cooker with extractor over, space for a tall fridge freezer, plumbing and space for a washing machine, radiator, Baxi gas central heating boiler, wood effect laminate flooring.

### Conservatory

7'7" x 7'3" approx (2.33m x 2.22m approx)

Timber and double glazed construction with a polycarbonate roof, tiled floor and door to the garden.

### First Floor Landing

Obscure UPVC double glazed window to the side, loft access hatch to the part boarded loft space, airing/storage cupboard housing the hot water tank and doors to:

### Bedroom 1

12'11" x 8'4" approx (3.95m x 2.56m approx)

UPVC double glazed window to the front, radiator.

### Bedroom 2

10'2" x 8'9" approx (3.12m x 2.67m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

8'3" x 6'9" approx (2.52m x 2.06m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

6'4" x 5'4" approx (1.95m x 1.64m approx)

Three piece white suite comprising of a bath with electric shower over, low flush w.c., pedestal wash hand basin, obscure UPVC double glazed window to the rear, radiator, tiled floor and walls.

### Outside

To the front of the property there is a lawned garden and paved driveway which provides off road parking for approx one vehicle. There is also access to the rear.

The rear has a lawned garden, paved patio, well stocked borders and fencing to the boundaries.

### Garage

17'1" x 7'6" approx (5.21m x 2.3m approx)

UP and over door to the front, power and light and a personal door to the garden.

### Directions

Proceed out of Long Eaton along Derby Road turning right into College Street. Proceed to the very end taking a right turning at the mini island into Longmoor Road. Proceed for a short distance where Sandringham Road can be found as a turning on the left hand side and the property identified by our for sale board.

8779AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

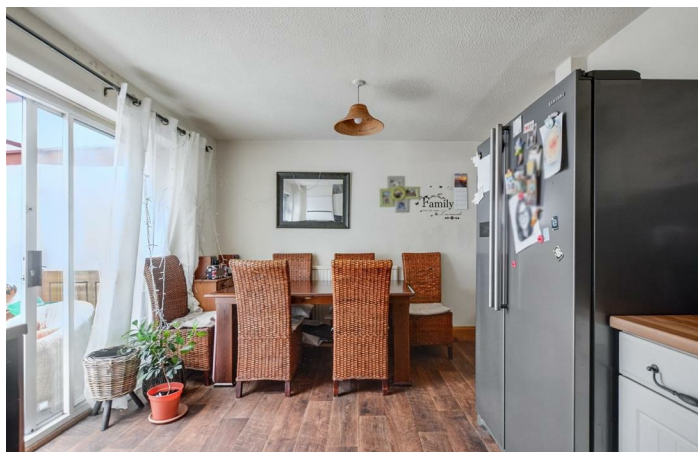
Flood Risk – No flooding in the past 5 years

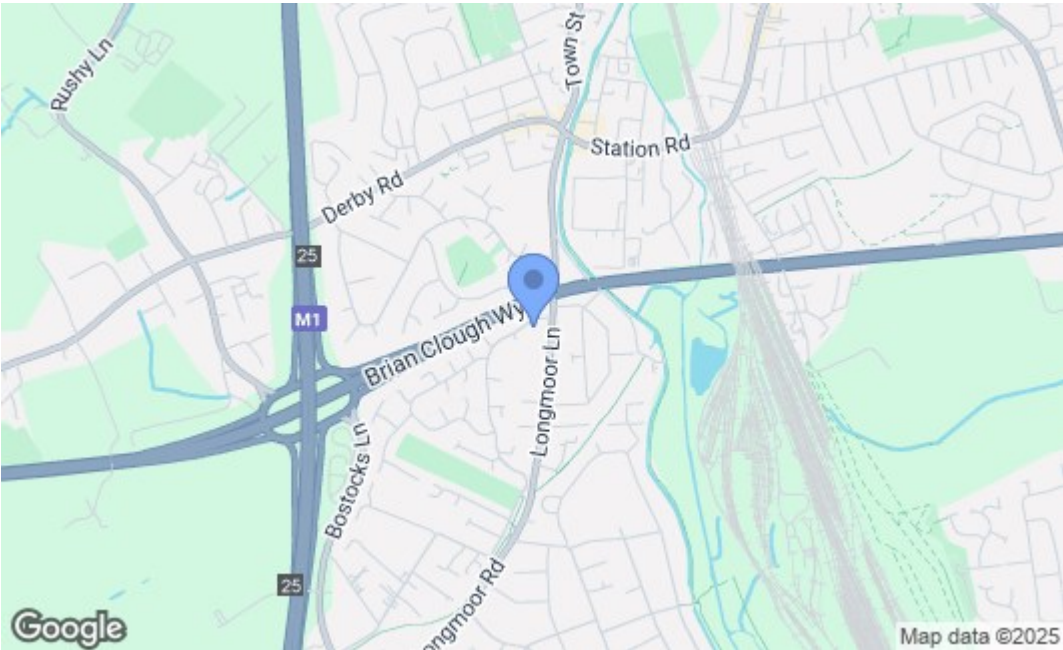
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.