



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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26 Lock Lane, Sandiacre, NOTTINGHAM, NG10 5LB

Asking Price Of £265,000



Three bedroom semi detached house located in Sandiacre, Nottingham

No upwards chain and vacant possession, a very well presented three bedroom semi detached house which has been extremely well maintained throughout and offers off street parking, conservatory and double bedrooms.



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Property Description

No upwards chain and vacant possession, a very well presented three double bedroom semi detached house ideally situated close to excellent transport links, amenities and views of the canal.

The property offers a converted loft room that has been made into a third double bedroom with WC, while the remainder of the previous room has been made into a useful storage area with built in wardrobe and houses the space for the stairs to the second floor. This home is spacious and well proportioned and offers the benefits of off street parking, conservatory, double glazed windows and gas central heating. Beautifully presented gardens front and rear really do stand out in this property and a viewing must be arranged to appreciate what's on offer.

It is located in a desirable area of Sandiacre and offers beautiful walks down the canal and sits favourably within dose proximity of the shops, services and amenities within the nearby towns of Stapleford and Long Eaton. There is also easy access to good schooling for all ages such as Ladycross, Cloudside and Friesland schools. For those needing to commute, there are good transport links nearby including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout.



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LIVING ROOM: 13' 8" x 12' 2" (4.19m x 3.71m) Double glazed UPVC bay window to the front, electric fire, wooden flooring, radiator and door to kitchen and hallway.

KITCHEN/DINER: 10' 2" x 16' 4" (3.11m x 4.99m) Double glazed UPVC window to rear and door to side. Over and under counter storage cupboards, integrated fridge, washing machine, electric oven, induction hob, sink with taps and drainer, tiled flooring, radiator and space for dinning table. Sliding doors to conservatory.

CONSERVATORY: 9' 8" x 9' 3" (2.95m x 2.84m) Double glazed UPVC window and door, tiled flooring, radiator and door to garden.

BEDROOM ONE: 10' 3" x 11' 1" (3.14m x 3.38m) Double glazed UPVC window to the rear, fitted wardrobes, wooden flooring and radiator.

BEDROOM TWO: 8' 2" x 12' 3" (2.49m x 3.74m) Double glazed UPVC window to the front, radiator and laminate flooring.

SHOWER ROOM: 4' 9" x 6' 8" (1.45m x 2.05m) Double glazed UPVC window to the rear, fitted shower cubicle, low lever flush WC, sink with pedestal, radiator, airing cupboard with Worchester boiler.

LANDING: Stairs to loft room, fitted wardrobe, double glazed UPVC window to the front, carpet flooring.

BEDROOM THREE: 13' 2" x 10' 5" (4.02m x 3.19m) Double glazed Velux roof window, carpet, radiator and door to WC.

WC: 5' 5" x 5' 3" (1.66m x 1.62m) Low level flush WC, sink with pedestal and radiator.

OUTSIDE: To the front of the property is a driveway with metal gated access and small lawned area which allows access via a gate to the rear garden. The rear garden has been extremely well maintained and offers a patio area along with lawn, small borders, greenhouse and shed with electrics.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

