



ESTATE AGENTS, VALUERS AND AUCTIONEERS  
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149 Longmoor Lane, Sandiacre, Nottingham, NG10 5LW

Asking Price Of £265,000



Three bedroom semi detached located in Sandiacre, Nottingham

For sale with no upwards chain a three bedroom semi detached house which is offered to the market with benefits including driveway, single garage, front and rear gardens, uPVC double glazing and gas central heating.



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## Property Description

For sale with no upwards chain a three bedroom semi detached house which is offered to the market with benefits including driveway, single garage, front and rear gardens, uPVC double glazing and gas central heating. It has been well maintained and is in very good condition throughout. Featuring two reception rooms and porch this home would suit either first or second time buyers.

The property is located within this popular and established residential location, within close proximity of the shops, services and amenities in the nearby towns of Stapleford and Long Eaton. There is also easy access to a variety of good schooling for all ages. For those needing to commute, there are good transport links to and from the surrounding area via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.



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**LIVING ROOM:** 11' 2" x 11' 10" (3.41m x 3.63m) Double glazed uPVC bay window to the front, gas fire with surround, carpet and radiator.

**DINING ROOM:** 12' 10" x 11' 10" (3.93m x 3.63m) Double glazed uPVC door and windows to the rear, radiator and carpet.

**KITCHEN:** 13' 10" x 6' 10" (4.24m x 2.09m) Double glazed uPVC windows and door to the side, under and over counter storage cupboards, gas hob and electric oven, washing machine.

**BEDROOM ONE:** 11' 2" x 11' 10" (3.41m x 3.63m) Double glazed uPVC bay window to the front, fitted wardrobes, carpet and radiator.

**BEDROOM TWO:** 12' 10" x 11' 10" (3.93m x 3.63m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 7' 10" x 6' 11" (2.41m x 2.12m) Double glazed uPVC window to the front, carpet and radiator.

**SHOWER ROOM:** 7' 8" x 6' 0" (2.35m x 1.84m) Double glazed uPVC window to the rear, enclosed shower, wash hand basin, towel radiator and storage cupboard.

**WC:** 2' 5" x 4' 0" (0.75m x 1.24m) Double glazed uPVC window to the side, low level flush WC.

**OUTSIDE:** To the front of the property is a good sized matured garden, which has been very well maintained, a pathway leads to the front, side and rear of the property. Gates are situated at the front and side of the garden, with the side gate leading to the driveway and garage. The rear garden is also very established and offers a patio seating area with pergola, pond, lawn area with shrubbed borders.

**TENURE:** Freehold.

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

