



Longmoor Lane
Sandiacre, Nottingham NG10 5JJ

£275,000 Freehold

A FOUR BEDROOM DETACHED HOUSE
WITH A WATERSIDE ASPECT. NO UPWARD
CHAIN.



If you are looking for a detached house with a waterside aspect, this property may well be ideal for you!

This four bedroom property enjoys a pleasing aspect over the Erewash Canal to the rear. With a canal frontage of 9m (29' 6"), this gives the potential for mooring a boat, subject to obtaining a license from the Canal and River Trust.

Whether you are a keen boat enthusiast or not, the canal offers a tranquil setting, in contrast to the convenient location in which the property sits. Located near the centre of Sandiacre, where there is a good variety of shops and facilities, including Lidl and Co-Op, and highly regarded restaurants, cafes and coffee houses. Sandiacre offers fantastic commutability, being close to the nearby larger towns of Long Eaton and Stapleford, and a short drive to the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway.

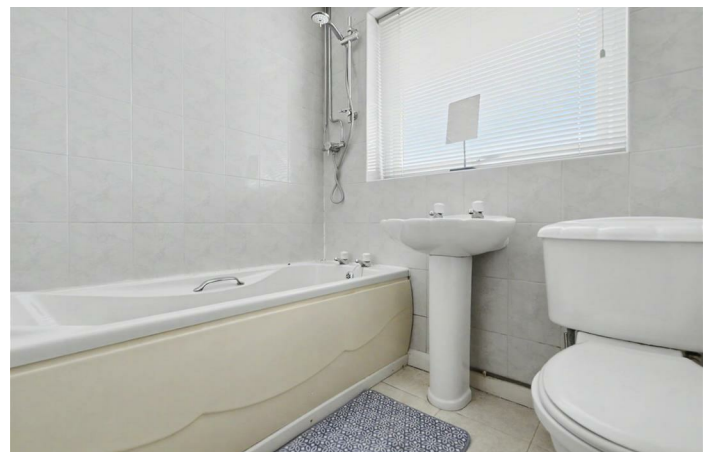
The property is centrally heated and double glazed, and ready for immediate occupation. Some cosmetic improvement will make this into a fantastic home.

The accommodation currently comprises entrance hall, through lounge/diner and fitted kitchen to the ground floor. To the first floor, the landing provides access to four well proportioned bedrooms and a family bathroom.

The property is set back from the road with a block paved forecourt providing off-street parking for two vehicles, and there is a useful integral garage. The rear garden is simply landscaped with patio and lawn, with low level picket fence leading onto the canal.

Erewash Canal forms part of the Nutbrook Trail which links the Trent Lock and River Trent in Sawley to the South and Shipley Country Park to the North. This is approximately a 10 mile cycle and footpath for all to enjoy.

Viewings are recommended to appreciate the potential on offer and the waterside aspect.



ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor. Door to lounge/diner.

LOUNGE/DINER

22'3" x 11'5" (6.80 x 3.50)

Flame effect gas fire with surround, radiator, twin aspect with double glazed window to the front and double glazed window and door leading to the rear garden. Door to kitchen.

KITCHEN

11'3" x 8'6" (3.44 x 2.60)

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. Gas cooker point, plumbing for washing machine and dishwasher, understairs store cupboard, double glazed window to the rear and door to the side.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

15'2" x 8'3" (4.63 x 2.52)

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

BEDROOM TWO

11'4" x 9'10" reducing to 6'10" (3.46 x 3 reducing to 2.1)

Radiator, double glazed window to the rear.

BEDROOM THREE

10'3" x 8'0" (3.14 x 2.46)

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

BEDROOM FOUR

11'6" x 6'11" (3.52 x 2.11)

Radiator, double glazed window to the rear.

BATHROOM

6'6" x 5'10" (1.99 x 1.8)

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with thermostatically controlled shower over. Tiling to walls, radiator and double glazed window.

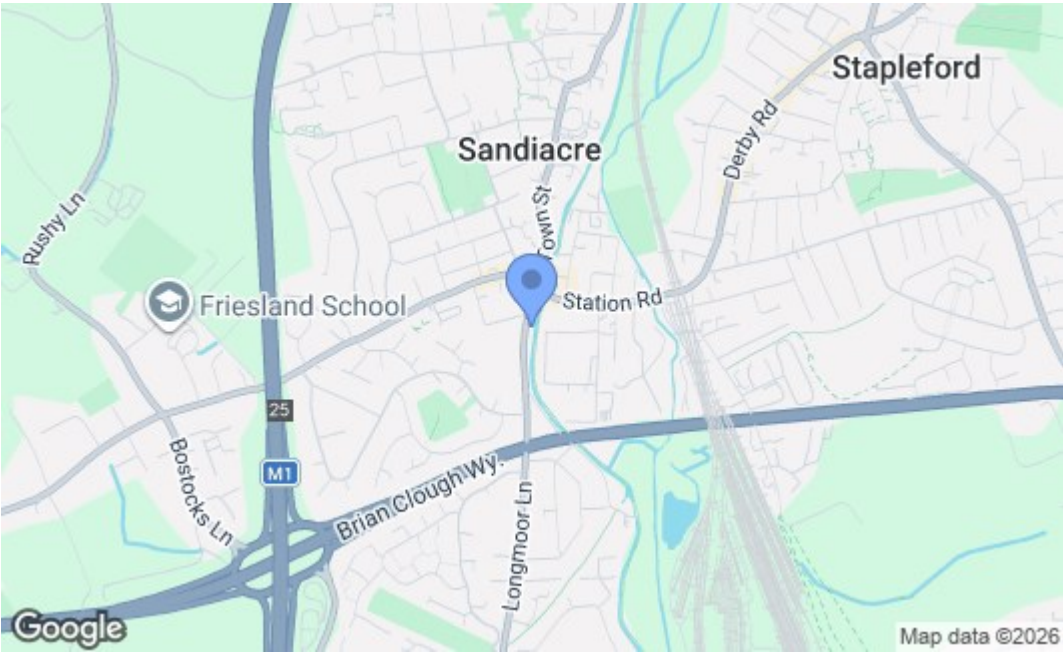
OUTSIDE

The property is set back from the road, fenced-in to two sides and block paved forecourt providing off-street parking for up to two cars. This gives access to the integral garage. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is fenced to both sides with patio area and lawn, as well as a low level picket fence to the canal boundary. The width of the plot is approximately 9m (29' 6") which we understand is the maximum length that a boat can be moored, this is subject to a license granted from the Canal and River Trust. If any intending purchaser is looking to moor a boat, we recommend that they contact the Canal and River Trust for further information before proceeding to purchase.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(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.