Robert Ellis

look no further...







Lancaster Avenue,
Sandiacre, Nottingham
NG10 5GW

£240,000 Freehold

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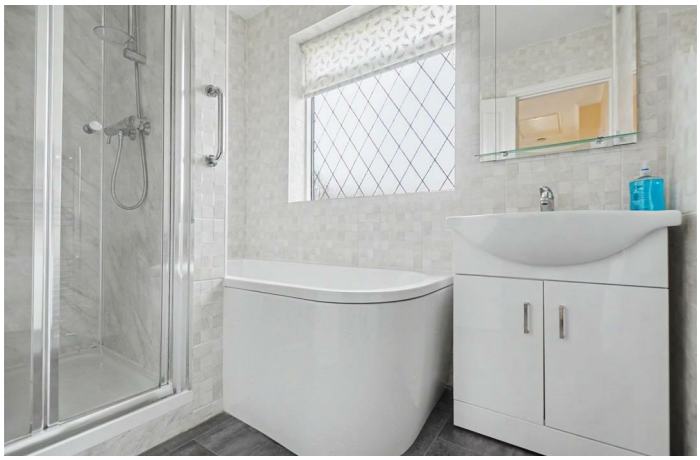
A WELL PRESENTED SEMI DETACHED HOUSE WITH THE OPPORTUNITY TO UPDATE THROUGHOUT AND CREATE YOUR DREAM HOME.

The entrance door opens into the inner hallway with stairs rising to the first floor and door access to the lounge diner, study and kitchen. The lounge diner is light and airy with its dual aspect windows and is a good size. The study area is an addition to the property and is a really useful space. The kitchen has integrated appliances and a window overlooking the rear garden.

The first floor landing provides access to the the three bedrooms, modern fitted bathroom and separate w.c.. The rear garden offers excellent privacy and is well established, there is an outside w.c. and personnel door accessing the garage. To the front of the property there is a mature garden, driveway for multiple vehicles and access to the single detached garage. This property would appeal to a variety of buyers including first time buyers, upsizers and downsizers.

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





Porch
Open storm porch to the front, composite entrance door with obscure decorative light panels within opening into:

Entrance Hallway
Coving, wood effect laminate flooring, radiator, stairs to the first floor, cloaks cupboard housing the electric consumer unit and continuation of the wood effect laminate flooring, radiator, feature diamond shape, timber framed obscure glazed window to the front, timber and glazed door to the living room, door to the kitchen and archway to the study.

Lounge/Diner
23'1" x 9'5" approx (7.04m x 2.88m approx)
Timber framed double glazed window to the front, double glazed sliding patio door to the rear, two radiators, coving, electric fire sat upon a tiled hearth and insert, cladded surround and timber mantlepiece.

Study
6'6" x 9'7" approx (1.99m x 2.94m approx)
UPVC double glazed window to the rear, double glazed window to the front, coving, radiator.

Kitchen
11'3" x 8'1" approx (3.43m x 2.47m approx)
Timber framed double glazed window to the rear, composite entrance door with obscure double glazed light panels within, wall, base and drawer units with laminate work surfaces over and matching laminate upstand and tiled splashback, inset 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated Neff single electric oven, Neff four ring gas burner with Neff extractor over, plumbing and space for a washing machine, space for an under counter fridge, plumbing and space for a slim-line dishwasher, under cabinet lighting, storage area under the stairs with a base and wall unit and vinyl flooring.

First Floor Landing
Obscure double glazed window to the side, access hatch via a pull down ladder to the fully boarded loft space with a light, doors to:

Bedroom 1
12'6" x 8'7" to wardrobes (3.82m x 2.64m to wardrobes)
Timber framed double glazed window to the front, fitted wardrobes with shelving and hanging and matching bedside cabinets, coving and radiator.

Bedroom 2
11'2" x 8'2" to wardrobes approx (3.41m x 2.49m to wardrobes approx)
Timber framed double glazed window to the rear, fitted wardrobes with shelving and hanging, matching bedside cabinets, coving, radiator.

Bedroom 3
7'11" x 7'3" approx (2.42m x 2.21m approx)
Timber framed double glazed window to the front, coving, radiator, wall and base units and a desk area.

Bathroom
5'4" x 7'10" approx (1.64m x 2.40m approx)
Obscure timber framed double glazed window to the rear, two piece white suite comprising of a vanity wash hand basin with chrome mixer tap, bath with chrome mixer tap, shower enclosure with folding door having a mains fed shower with aqua board splashbacks and extractor fan, tiled splashbacks, chrome heated towel rail, vinyl flooring.

Separate w.c.
4'11" x 2'9" approx (1.51m x 0.84m approx)
Obscure UPVC double glazed window to the side, low flush w.c., radiator and vinyl flooring.

Outside
The property sits on a corner plot and has a lawned garden with mature bushes and trees to the boundaries, concrete hardstanding providing off road parking for multiple vehicles and leads to the garage.

The rear garden has a paved patio area, shaped central lawn, feature curved path around, well established mature borders with shrubs and bushes and wooden fenced boundary. External water supply and lighting.

Garage
16'8" x 8'8" approx (5.09m x 2.65m approx)
Single detached garage with up and over door, storage to the eaves, pitched roof, power and light, UPVC door with obscure light panel.

Outside w.c.
5'10" x 0'1" approx (1.8m x 0.05m approx)
Having a low flush w.c. and housing the Worcester Bosch combination boiler, UPVC panel and obscure double glazed door.

Directions
Proceed out of Long Eaton along Derby Road and at the bend with the church turn right into College Street. Continue to the end and at the island turn right into Longmoor Lane, left into Hayworth Road and following the road into Lancaster Avenue and the property can be identified by our for sale board.
9275MH

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 68mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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



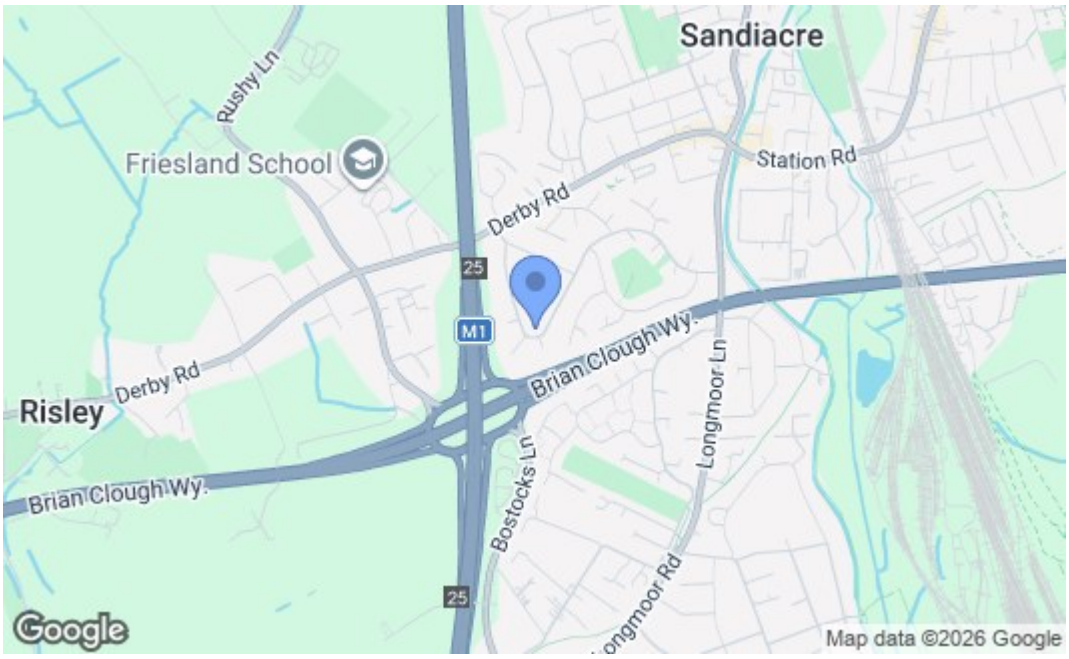


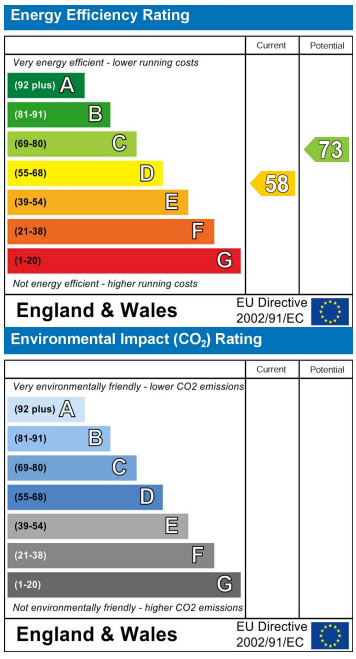












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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