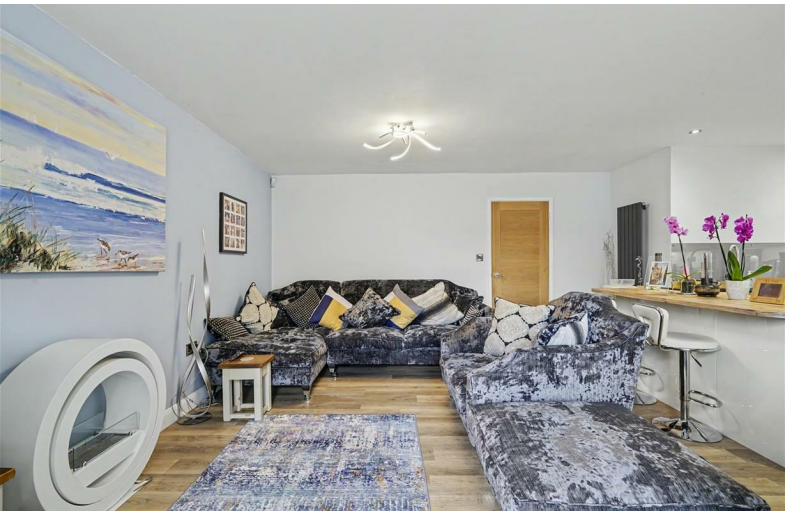
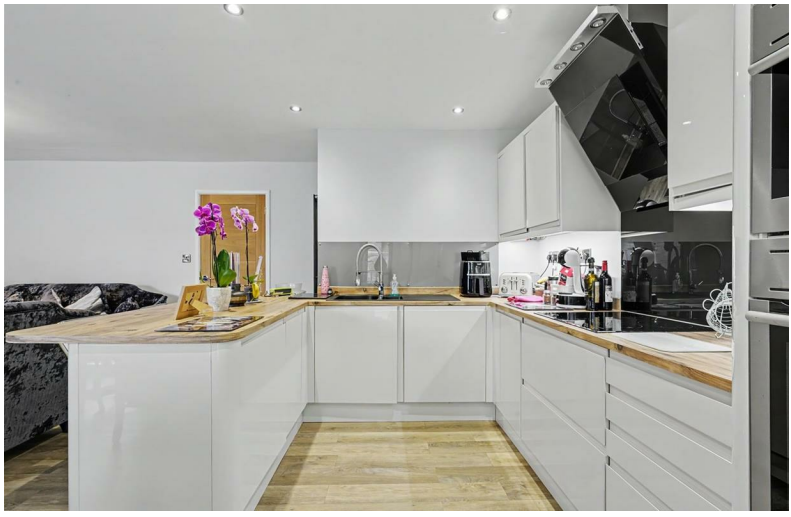
Robert Ellis

look no further...





Sandringham Road,
Sandiacre, Nottingham
NG10 5LD

£325,000 Leasehold

0115 946 1818

/robertellisestateagent

@robertellisea

Robert Ellis are delighted to bring to the market this attractive detached bungalow which offers well proportioned accommodation throughout and enjoys a private position set back from the road. The property is ideal for those seeking single level living within a desirable residential location.

The accommodation centres around a superb open plan living room and kitchen, creating a bright and sociable space for everyday living and entertaining. A particular feature of the property is the two sets of patio doors, allowing an abundance of natural light and providing direct access onto the rear garden. There are two well proportioned bedrooms and a bathroom, with the layout offering comfortable and practical accommodation throughout.

Externally, the property benefits from ample off road parking, a garage, and a generous rear garden which is mainly laid to lawn with a decking area, providing the perfect space for relaxing, entertaining and enjoying the warmer months.

Situated within a sought after location and offering a wonderful balance of indoor and outdoor living, an internal viewing is highly recommended to fully appreciate all that this lovely bungalow has to offer.

The property is within easy reach of the Co-op and Lidl stores in Sandiacre, with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and the excellent 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.

Entrance Hall
Composite door to the side, laminate flooring, radiator, loft access hatch and doors to:

Open Plan Living/Kitchen Diner
16'8 x 19'10 approx (5.08m x 6.05m approx)

Kitchen Area
Wall, base and drawer units with work surfaces over, breakfast bar, inset sink and drainer, integrated four ring induction hob, double oven and integrated microwave, integrated washing machine and dishwasher and patio doors to the rear.

Lounge Area
Double glazed patio doors to the rear, radiator, laminate flooring.

Bedroom 1
12'5 x 9'7 approx (3.78m x 2.92m approx)
Double glazed window to the front, radiator.

Bedroom 2
9'9 x 10'8 approx (2.97m x 3.25m approx)
Double glazed window to the front, radiator.

Bathroom
10'5 x 5'7 approx (3.18m x 1.70m approx)
Obscure double glazed window to the side, vanity wash hand basin and low flush w.c., double shower cubicle with mains flow shower, panelled bath, chrome heated towel rail, part tiled walls, ceiling spotlights.

Outside
To the front of the property there is a driveway providing ample off road parking and leading to the garage.

To the rear of the property there is panelled fencing to the boundaries, lawned garden, decked patio, rear access to the garage, raised planters and sleepers.

Garage
Single garage with up and over door, personnel door, power and light.

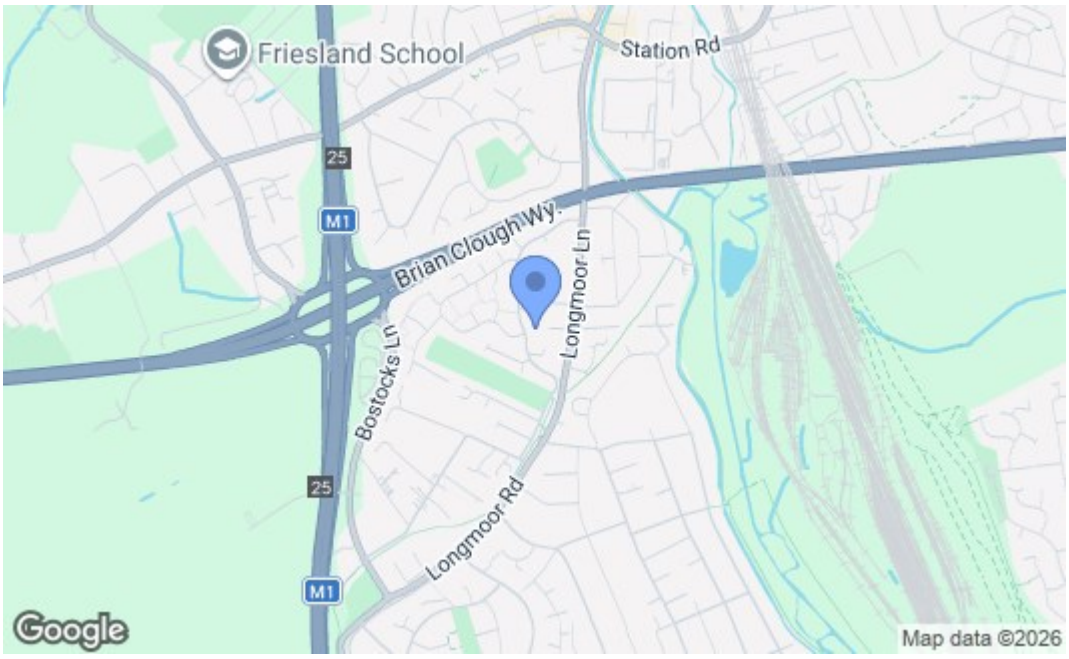
Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. Proceed to the very end taking a right turning at the mini island into Longmoor Road. Proceed for a short distance where Sandringham Road can be found as a turning on the left hand side and the property can be found on the left.
9366CO

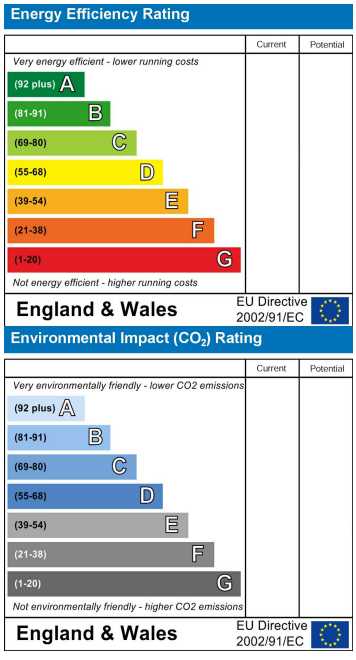
Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 60mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, 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

Robert Ellis
ESTATE AGENTS

GROUND FLOOR





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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