



Collin Avenue,  
Sandiacre, Nottingham  
NG10 5JR

**O/I/R £195,000 Freehold**



SITUATED TOWARDS THE HEAD OF THIS QUIET CUL-DE-SAC, THIS TRADITIONAL SEMI DETACHED PROPERTY PROVIDES WELL PROPORTIONED THREE BEDROOM ACCOMMODATION.

Being situated on Collin Avenue which is an established road in Sandiacre, this lovely three bedroom property provides a home that will suit the requirements of a whole range of buyers, from people buying their first property through to someone who might be downsizing and is looking for a house which is ready to move into without having to carry out any work and is situated in a quiet location, but still close to all the amenities and facilities provided by the area. We strongly recommend that interested parties do take a full inspection so they are able to see the full extent of this extremely well maintained home which is being sold with the benefit of no upward chain.

The property stands back from the road with a block paved car standing area at the front and the house is constructed of brick to the external elevations, under a pitched tiled roof and the well proportioned accommodation included derives all the benefits of gas central heating and double glazing. In brief the house includes a reception hallway, a through lounge which includes a sitting area and dining area and the kitchen is positioned at the rear and this is fitted with oak finished wall ad base units. To the first floor the landing leads to the three bedrooms and the fully tiled shower room. Outside there is the block paved parking at the front and a path leading down the left hand side of the house to the rear. At the rear of the property there is a slabbed patio which leads onto a lawned garden with the garden being kept private by having fencing to the three boundaries. There is also a most useful outside w.c.

The property is well placed for easy access to all the amenities and facilities provided by the area which includes schools for all ages, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, shopping facilities in nearby Long Eaton and at Sandiacre and the excellent transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch leading through a UPVC panelled front door with arched glazed panel to:

### Reception Hall

Stairs leading to the first floor, laminate flooring and radiator.

### Lounge/Dining Room

#### Lounge

10'2 x 10'2 plus bay approx (3.10m x 3.10m plus bay approx)

Double glazed bay window to the front, two radiators, coal effect gas fire set in a brick surround with a quarry tiled hearth.

#### Dining Area

13' x 11'2 approx (3.96m x 3.40m approx)

The dining area has a recess with shelving, radiator, understairs cupboard which houses the boiler and provides storage space and there is a door with inset glazed panels leading into:

#### Kitchen

12'4 x 7'6 approx (3.76m x 2.29m approx)

The kitchen is fitted with oak finished units and includes a 1½ bowl sink set in a work surface, spaces for an automatic washing machine and dishwasher and a double cupboard below, four ring gas hob set in a work surface which extends to three sides and has drawers, spaces for both a fridge and freezer, a wine rack, shelving and oven below and this work surface extends to a breakfast bar, matching eye level wall cupboards to two walls, shelved display cabinet with drawer below, tiling to the walls by the work surface areas, half double glazed door leading out to the rear garden, double glazed windows to the rear and side and recessed lights to the ceiling.

#### First Floor Landing

Double glazed window to the side, balustrade continued from the stairs onto the landing and hatch to loft.

#### Bedroom 1

10'2 x 10'2 approx (3.10m x 3.10m approx)

Double glazed window to the front and radiator.

#### Bedroom 2

11'2 x 8' approx (3.40m x 2.44m approx)

Double glazed window to the rear and radiator.

#### Bedroom 3

8'5 x 7'6 approx (2.57m x 2.29m approx)

Double glazed window to the rear, radiator, airing/storage cupboard and the electric meter and electrical consumer unit is housed in a fitted cupboard.

#### Shower Room

The shower room is fully tiled and has a corner shower with a mains flow shower system, tiling to two walls and sliding doors and protective screens, low flush w.c. and pedestal wash hand basin with a mixer tap, double opaque glazed window, radiator, recessed lights to the ceiling and extractor fan.

#### Outside

At the front of the property there is a block paved car standing area, fencing to the two sides and a path leading down the left hand side of the house to the rear. To the immediate rear of the house there is a slabbed patio which leads onto a lawned area with borders to the sides and fencing to the three boundaries. There is paving to the side of the house which leads to the outside w.c. and to the path which takes you to the front of the property. An outside water supply is provided.

#### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road to the end and at the traffic island turn right onto Longmoor Lane. Collin Avenue can be found as a turning on the right hand side.

9203MP

#### Council Tax

Erewash Borough Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 71mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

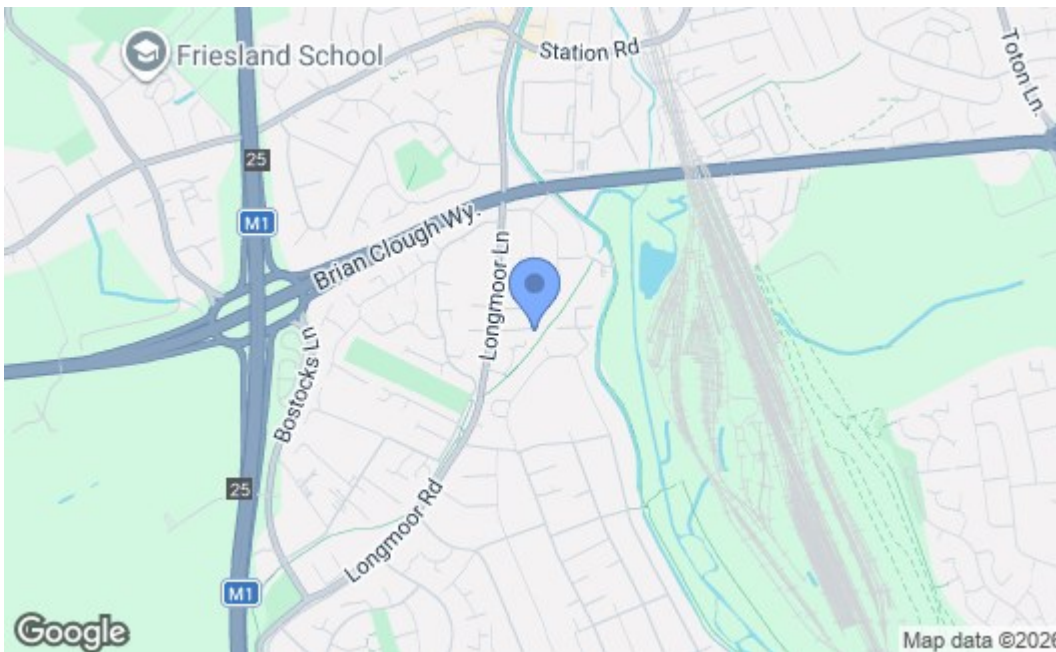
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.