Robert Ellis

look no further...

Longmoor Lane
Sandiacre, Nottingham NG10 5JH

A THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£269,950 Freehold

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Set back from the road on a generous yet easy to maintain level lying garden plot is this surprisingly spacious three bedroom detached bungalow.

Offered for sale in a ready to move into condition and NO UPWARD CHAIN.

This double fronted property comprises a central hallway, two double bedrooms to the front elevation, a single bedroom, four piece bathroom, living room, aspects to the rear garden and dining kitchen. There is also a useful enclosed passageway used as a utility room.

With an attractive frontage, there are wrought iron gates leading to a block paved driveway providing off-street parking for at least three vehicles. In addition to this, the property benefits from vehicle gated access from a neighbouring private courtyard where there is a further block paved hard standing and a detached brick built garage. The rear gardens are easy to maintain, laid to lawn.

Situated in this extremely convenient residential location, within walking distance of a regular bus service serving local areas, including linking Nottingham and Derby, and Long Eaton. Local shops and amenities are also within walking distance, including Co-Op and Lidl, with a doctor's surgery and dentist also within easy reach.

As it is extremely rare to find a bungalow on the flat in Sandiacre within walking distance of amenities, we strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
18'1" x 3'4" increasing to 8'10" (5.53 x 1.02 increasing to 2.7)
Double glazed front entrance door, radiator, built-in airing cupboard with hot water cylinder. Doors to all rooms.

LIVING ROOM
11'11" x 10'9" (3.65 x 3.30)
Flame effect gas fired with Adam-style surround, radiator, double glazed patio doors leading to the rear garden.

DINING KITCHEN
15'5" x 10'11" (4.7 x 3.33)
Incorporating a traditional Shaker-style range of fitted wall, base and drawer units, with worktops and inset one and a half bowl sink unit with single drainer. Gas/electric freestanding oven and appliance space. Chimney breast with feature inset cast iron multi-fuel burner, cupboard housing gas boiler (for central heating and hot water). Double glazed window to the rear. Door leading to enclosed passageway.

ENCLOSED PASSAGEWAY/UTILITY ROOM
12'8" x 6'5" (3.88 x 1.98)
Work surfacing, under-counter space and plumbing for washing machine, further appliance space, window, doors to the front and rear elevations.

BEDROOM ONE
11'11" x 11'4" (3.65 x 3.47)
Fitted bedroom furniture including wardrobes, dressing table and drawers, eye-level units, radiator, double glazed window to the front.

BEDROOM TWO
11'11" x 11'1" (3.64 x 3.40)
Radiator, double glazed window to the front.

BEDROOM THREE
7'6" x 5'10" (2.29 x 1.80)
Radiator, window to the side.

BATHROOM
A four piece suite comprising wash hand basin with vanity unit, low flush WC, bath and separate shower cubicle with electric shower. Partially tiled walls, radiator, window.

OUTSIDE
The property is set back from the road and situated on a general level-lying garden plot yet easy to maintain. The front boundary is an attractive garden wall with ornamental wrought iron gates to the forecourt and garden. A block paved driveway provides off-street parking for at least three vehicles. There is a section of garden laid to lawn. To the rear, the garden is fenced and enclosed with block paved patio area and section of garden laid to lawn. The block paved patio also doubles up as hardstanding with access to a single garage, accessed via secure double gates with right of access over a neighbouring private courtyard.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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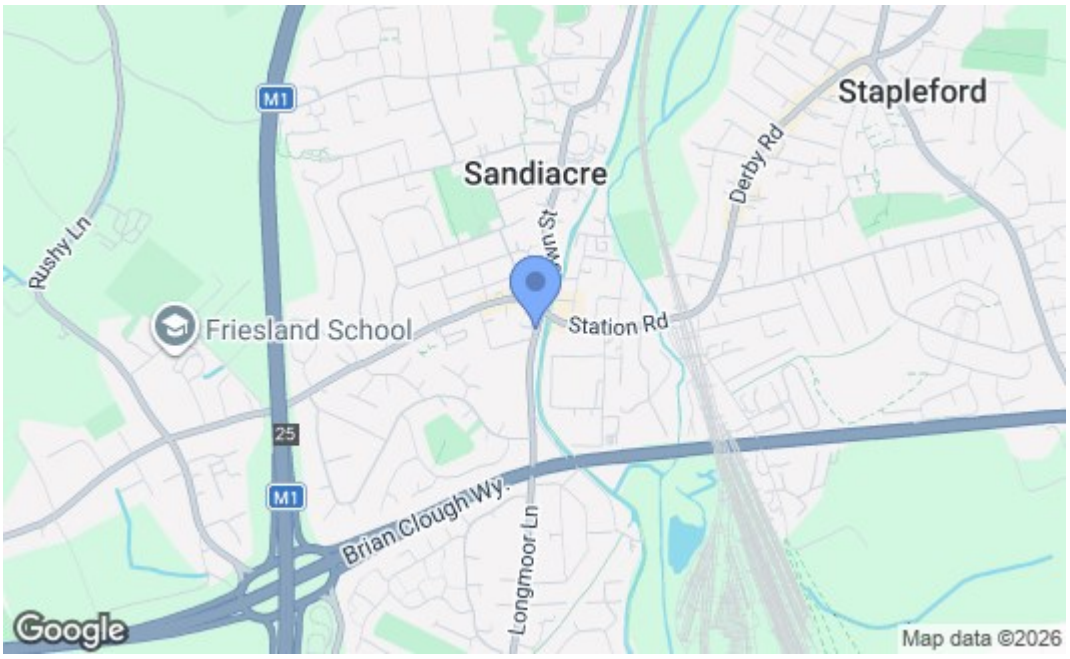

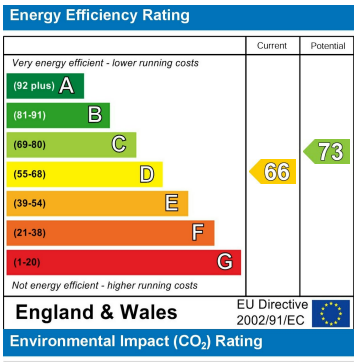

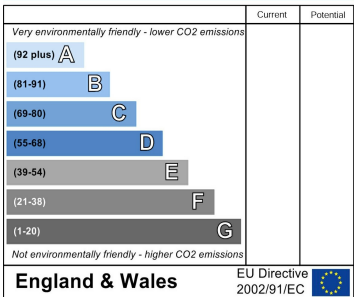

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