Robert Ellis

look no further. . .







Lock Lane
Sandiacre, Nottingham NG10 5LA

AN EARLY 1960S TWO/THREE BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£399,950 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO/THREE BEDROOM DETACHED BUNGALOW BEING POSITIONED ADJACENT TO THE EREWASH CANAL AND SANDIACRE LOCK.

With single level accommodation comprising spacious dining kitchen, generous living room, dining room, family bathroom, bedroom/study, bedroom two and principal bedroom with three piece en-suite.

The property benefits from gas fired central heating, double glazing, dual gated off-street parking (one with sliding electric vehicle gates accessing the area in front of the garage), detached double garage, generous garden and grounds incorporating a brick outbuilding/utility and garden shed.

The property is positioned within this unique canal-side location, offering easy access to the neighbouring towns of Stapleford and Long Eaton, both providing a wide variety of national and independent retailers and shopping facilities. There is also easy access to excellent schooling for all ages (if required) and great road networks including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham express tram terminus situated at Bardills roundabout and the i4 bus service.

We believe the property will make an ideal downsize and an internal viewing is highly recommended.





DINING KITCHEN
15'8" x 10'9" (4.78 x 3.28)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with tiled work surfaces incorporating freestanding Belfast sink unit with central mixer tap, space for gas cooker with extractor canopy over, plumbing and space for under-counter kitchen appliances, space for full height fridge/freezer, glass fronted crockery cupboards, display plate rack, beamed ceiling, radiator, tiled floor, Georgian-style double glazed windows to both the front and side (with fitted blinds), uPVC Georgian-style double glazed French doors providing access from the front, radiator, breakfast bar area.

LIVING ROOM
21'3" x 13'1" (6.50 x 4.01)
uPVC panel and double glazed side entrance door, Georgian-style double glazed windows to both sides, additional matching Georgian-style double glazed window to the front and exit door to the right hand garden space, two radiators, fitted storage cabinets, pull-out drawers, boiler cupboard housing the gas fired boiler, alarm control panel, beamed ceiling, wall light points, media points, feature fire surround with tiled hearth incorporating a multi-fuel burning stove. Further panel and glazed door leads into the dining room.

DINING ROOM
13'3" x 9'2" (4.05 x 2.80)
uPVC double glazed French doors opening out to the side garden (with fitted blinds), radiator, laminate flooring, beamed ceiling, dado rail, electric ceiling fan and doors linking through to the bathroom and study/bedroom three.

FAMILY BATHROOM
9'1" x 7'7" (2.78 x 2.33)
Four piece suite comprising multi-jet panelled and tiled-in bathtub with mixer tap and handheld shower attachment, wash hand basin, low flush WC and separate walk-in tiled shower cubicle with recently installed electric shower. Georgian-style double glazed window to the side (with fitted blind), tiled floor, radiator, partial wall tiling, wall mounted bathroom cabinet, wall mounted mirror with light above, extractor fan.

STUDY/BEDROOM THREE
10'8" x 9'3" (3.27 x 2.84)
uPVC panel and double glazed side exit doors to the left hand courtyard (with fitted blinds), radiator, laminate flooring, dado rail, coving, electric ceiling fan, telephone point, walk-in wardrobe with shelving, radiator, coat pegs and hanging rail. Further doors to principal bedroom and bedroom two.

BEDROOM TWO
10'1" x 9'4" (3.09 x 2.85)
Georgian-style double glazed window to the side, radiator, coving.

PRINCIPAL BEDROOM
19'8" x 10'5" (6.00 x 3.18)
Double glazed Georgian-style window to the side, radiator, coving, spotlights, media points, range of fitted bedroom furniture including mirror fronted double wardrobes, overhead storage cupboards, bedside cabinets and display shelving, concertina-style door to the en-suite shower room.

EN-SUITE
9'9" x 6'5" (2.98 x 1.98)
Three piece suite comprising walk-in tiled shower cubicle with glass sliding screen and recently installed electric shower, wash hand basin with storage cabinets beneath, hidden cistern low flush WC. Georgian-style double glazed window to the side (with fitted blind), shaver point, radiator, coving, spotlights, extractor fan.

OUTSIDE
To the front of the property, there is a dual entrance with gates (one with sliding electric vehicle gates for access to the area in front of the garage), decorative wrought iron railings and pedestrian gate leading to a imprinted concrete forecourt providing ample off-street parking and turning space (if required). Access then continues to the detached brick built pitched roof double garage by twin electric operated garage doors in addition to the side uPVC door. The front garden has a wide variety of planted and specimen bushes, shrubs, trees and plants, along side an external water tap, lighting points, decked area and gated pedestrian access to the right hand side garden.

TO THE RIGHT
To the right hand side of the property, there is access to the brick built outbuilding via uPVC double glazed French doors, a timber constructed garden shed, external lighting point, continuation of the imprinted concrete from the front, making an ideal seating area, "T" shaped garden lawn and a wide variety of planted and specimen bushes, shrubs, trees, plants and hedgerows offering privacy and protecting the boundary line.

TO THE LEFT
To the left hand side, there is a continuation of the imprinted concrete providing access to the side uPVC door into the bungalow, uPVC door into the garage and further garden space beyond overlooking the water's edge. There is an external power point to the rear of the garage.

BRICK OUTBUILDING
uPVC double glazed French doors providing access, power, lighting, space for tumble dryer, range of fitted wall and base storage cabinets and roll top work surface.

DOUBLE GARAGE
18'11" x 17'1" (5.77 x 5.22)
Twin electrically operated garage doors to the front, personal access uPVC courtesy door to the side, power, lighting, shelving, storage cabinets and workbench. There is a mezzanine floor accessed via a pull-down loft ladder and has separate lighting. Brick built with a pitched roof.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Turn left onto Lock Lane and continue parallel with the canal. Over the bridge towards the Sandiacre Lock cottages and the bungalow can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.
The property is on septic tank drainage.





GROUND FLOOR

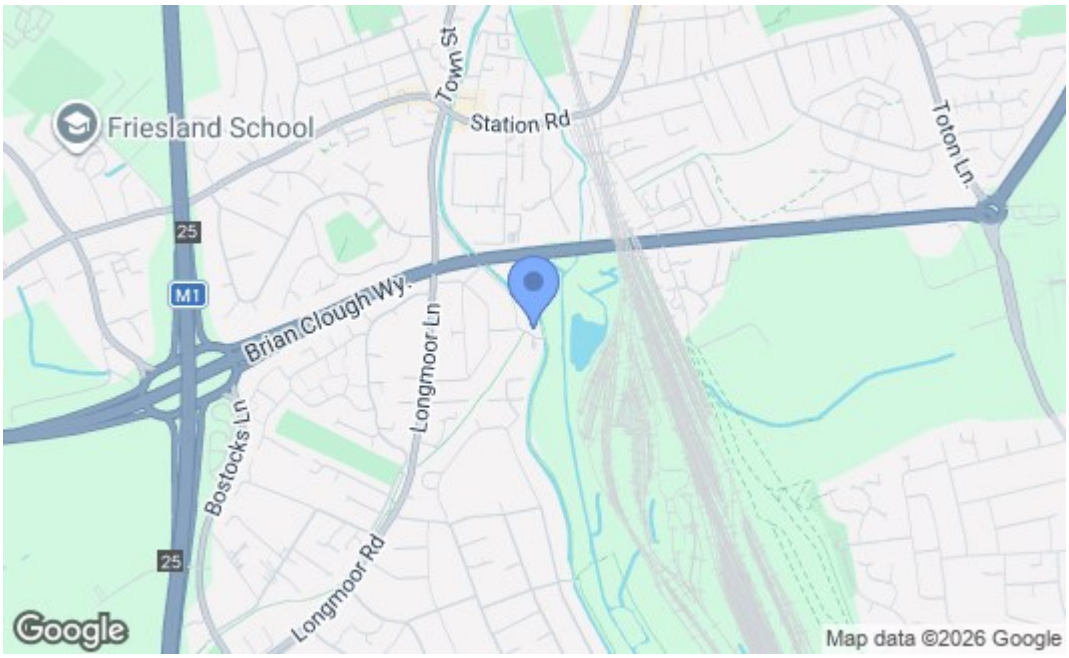


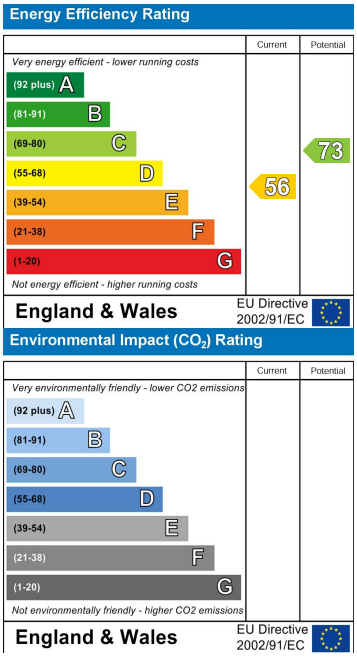
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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