



Rutland Grove,
Sandiacre, Nottingham
NG10 5AQ

£170,000 Freehold



A WELL-PRESENTED TWO BEDROOM SEMI DETACHED HOME OFFERING DECEPTIVELY SPACIOUS LIVING ACCOMMODATION IN A POPULAR AND CONVENIENT LOCATION – AN IDEAL OPPORTUNITY FOR A FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this attractive traditional brick built semi detached home which benefits from two reception rooms that open through into the modern kitchen, creating a practical and versatile layout perfect for everyday living. The property features two well-proportioned bedrooms along with a contemporary four piece bathroom, and externally enjoys a low maintenance rear garden that provides a private outdoor space to relax and unwind. Situated close to local shops, bus stops and enjoyable walks including the nearby canal, the home combines comfort with convenience, making it ideal for those looking to step onto the property ladder or invest in a well-located home. With no onward chain, early viewing comes highly recommended.

This property benefits from double glazing and gas central heating. Internal accommodation briefly comprises from an entrance into the dining room, living room which opens up into the modern kitchen and also benefits from a downstairs WC. To the first floor, there are two double bedrooms and a four piece bathroom.

The property fronts the pavement and has an enclosed particularly good size rear garden landscaped with ease of maintenance in mind, including a recently laid paved patio and area laid to artificial lawn. Conveniently situated within walking distance of local amenities including a regular bus service and Lidl. For those wishing to commute, the A52 and Junction 25 of the M1 motorway is less than 5 minutes away.

This property will make a fantastic first home and an early internal viewing comes highly recommended.



Dining Room

11'8 x 11'6 approx (3.56m x 3.51m approx)

Radiator, double glazed window and front entrance door.

Door to inner lobby.

Inner Lobby

Understairs store cupboard and open to the living room.

Living Room

12' x 11'8 approx (3.66m x 3.56m approx)

Contemporary flat panel radiator, door to staircase to the first floor, double glazed window to the rear and open to the kitchen.

Kitchen

14'2 x 6'10 approx (4.32m x 2.08m approx)

Incorporating a contemporary range of wall, base and drawer units with handlefree high gloss door fronts and square edge work surfacing. Inset single bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor hood over. Plumbing and space for washing machine. Radiator, double glazed window and door to rear. Door to the cloaks/WC.

Cloaks/w.c.

6'9 x 4'4 approx (2.06m x 1.32m approx)

Two piece suite comprising wash hand basin and low flush WC. Heated towel rail and double glazed window.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom 1

11'8 x 11'1 approx (3.56m x 3.38m approx)

Contemporary flat panel radiator, overstairs store cupboard, double glazed window to the front.

Bedroom 2

12'1 x 8'7 approx (3.68m x 2.62m approx)

Radiator, double glazed window to the rear.

Bathroom

10'4 x 6'10 approx (3.15m x 2.08m approx)

Incorporating a contemporary four piece suite comprising wash hand basin with vanity unit, low flush WC, bath tub with floor mounted pillar mixer taps and handheld shower

rose. Large walk-in shower enclosure with low profile glass screen and drench shower system. Partially tiled walls, heated towel rail, double glazed window.

Outside

The property fronts the pavement and has gated pedestrian access at the side leading into the rear garden which is enclosed with paved area and the back door leading to a section of garden laid to artificial turf. The remainder of the garden is laid to contemporary paving flanked with sleeper beds.

Directions

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Cross over the railway bridge onto Station Road and take the first right onto Rutland Grove. The property can then be found on the left hand side.

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 18mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

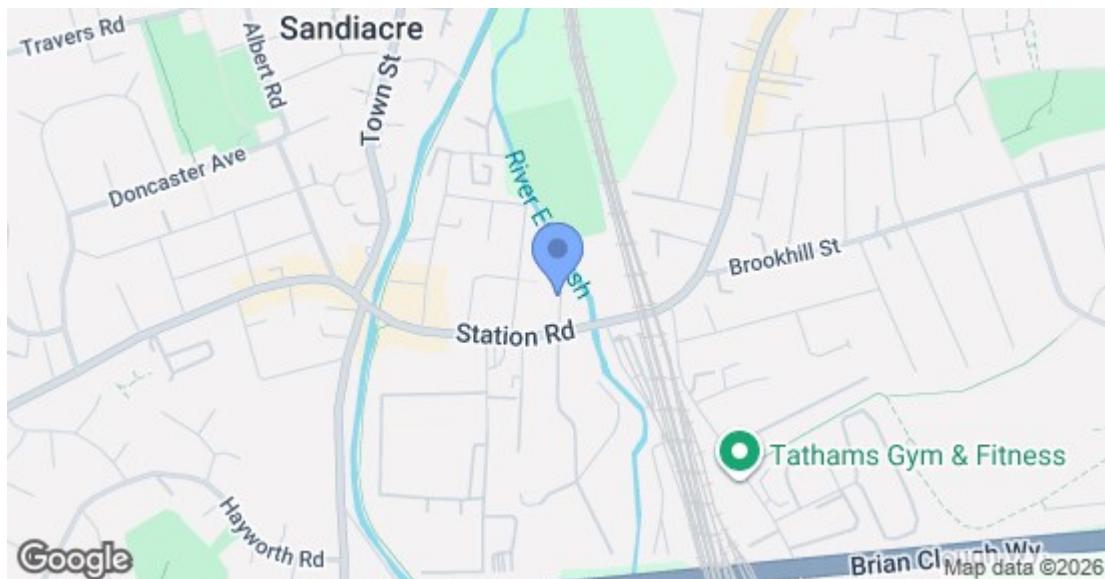
Other Material Issues – No



GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and no dimensions or areas should be relied upon for any consent or even estimation. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The measurements and floor areas have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	65
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.