



Netherfield Road,
Sandiacre, Nottingham
NG10 5LP

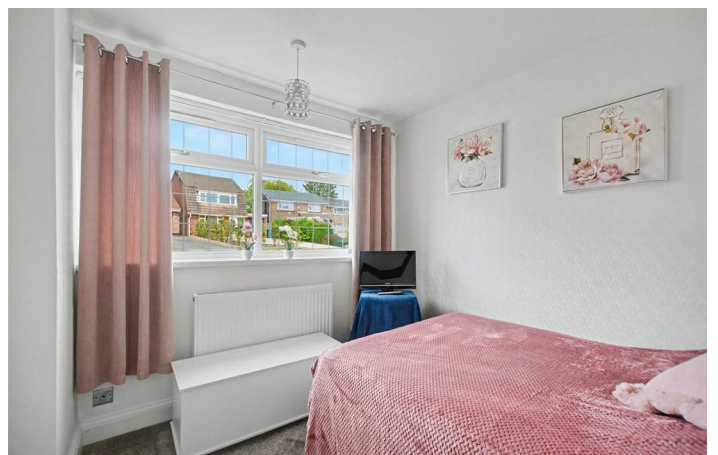
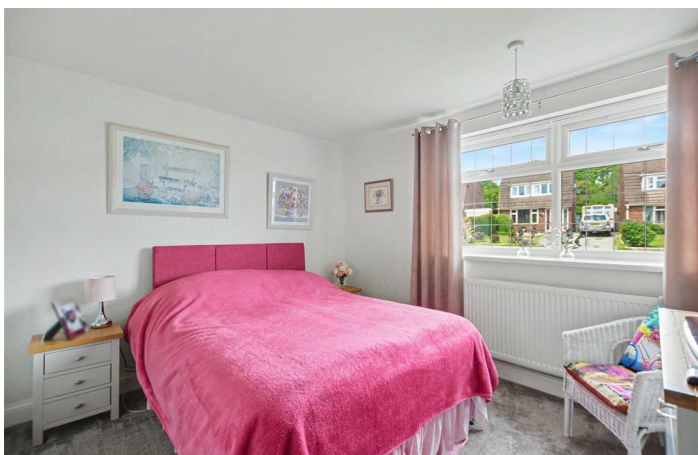
Price Guide £255-260,000
Freehold



IMMACULATLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW WITH A LOUNGE DINER, MODERN FITTED KITCHEN AND SHOWER ROOM AND BONUS LOFT ROOM.

The entrance hallway is light and airy and provides access to the bedrooms, shower room and living area. There is a loft hatch with a pull down ladder that leads to the loft room which has a double glazed dormer window overlooking the rear garden, there is also a radiator, power and light. The master bedroom is a good size and has useful storage and the second bedroom is a large single. The shower room is modern fitted and has an enclosed shower cubicle. The lounge area is also a good size with bespoke storage into the chimney recesses with downlights and a feature gas fire. There is an archway opening to the dining area which has double glazed French doors and windows to the rear garden. The kitchen is spacious and well appointed and this is where the central heating boiler is located. To the front of the property there is a lawned area and shared driveway providing access to the single tandem garage and rear garden. The garden to the rear is private, mainly laid to lawn and has a block paved seating area.

The property is within easy reach of excellent local schools which include Friesland senior school, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque nearby countryside, there are various local shops including Co-op and Lidl stores in Sandiacre and an Asda, Tesco and Aldi stores and many other retail outlets in Long Eaton and the transport links include the 14 bus route to Nottingham and Derby, 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

UPVC double glazed door to the front with obscure panels within and obscure light panel to one side, radiator, loft hatch with pull down ladder leading to the loft room, newly carpeted flooring, doors to:

Living Area

11'4 x 15'6 approx (3.45m x 4.72m approx)

Two radiators, newly carpeted flooring, arched storage cupboards in the chimney recesses with downlights, feature log effect Living Flame gas fire with marble surround and hearth, archway through to:

Dining Area

7'3 x 14'7 approx (2.21m x 4.45m approx)

Full width UPVC double glazed windows to the rear and French doors opening to the rear garden, archway through to:

Kitchen

16'2 max x 7'11 approx (4.93m max x 2.41m approx)

Obscure UPVC double glazed windows to the side, wall, base and drawer units with laminate work surface over and matching upstand, space for an electric cooker with extractor over, composite 1½ bowl sink and drainer, plumbing and space for a washing machine, integrated dishwasher, fridge and freezer, coving, radiator, tiled floor and cupboard housing the Worcester Bosch combi boiler.

Bedroom 1

10'11 x 9'9 to wardrobes approx (3.33m x 2.97m to wardrobes approx)

UPVC double glazed window to the front, radiator, newly carpeted carpet, wardrobes with shelving and hanging.

Bedroom 2

9'1 x 8' approx (2.77m x 2.44m approx)

UPVC double glazed window to the front, newly carpeted flooring and a radiator.

Shower Room

7'11 x 6'1 approx (2.41m x 1.85m approx)

Large shower enclosure with mains fed shower, aqua boarding to the walls, obscure UPVC double glazed window, vanity unit housing the low flush w.c and wash hand basin with mixer tap, ceiling spotlights, chrome heated towel rail, newly carpeted flooring, loft access hatch to the loft void which has been boarded.

Loft Room

9'4 x 13'10 approx (2.84m x 4.22m approx)

Accessed via a pull down ladder, power and lighting, there is restricted head room, a UPVC double glazed window to the rear, radiator and storage cupboard.

Outside

To the front of the property there is a lawned garden with a shared, block paved driveway providing access to the garage and rear.

The rear garden is South facing and has a block paved patio/seating area, shaped lawn, storage shed with power and light. Well stocked borders with wooden fencing to the boundaries.

Garage

A tandem detached garage with an up and over door to the front, power and light.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the end of College Street at the roundabout turn right onto Longmoor Lane, under the motorway bridge and left into Hayworth Road and Netherfield Road can be found on the left.
9346MH

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 1mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

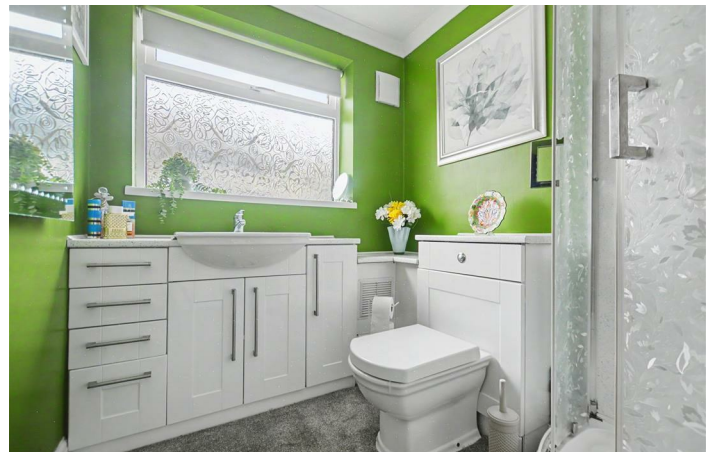
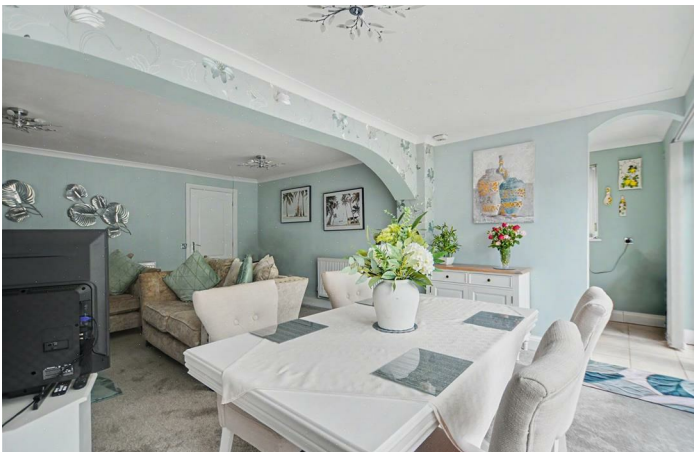
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

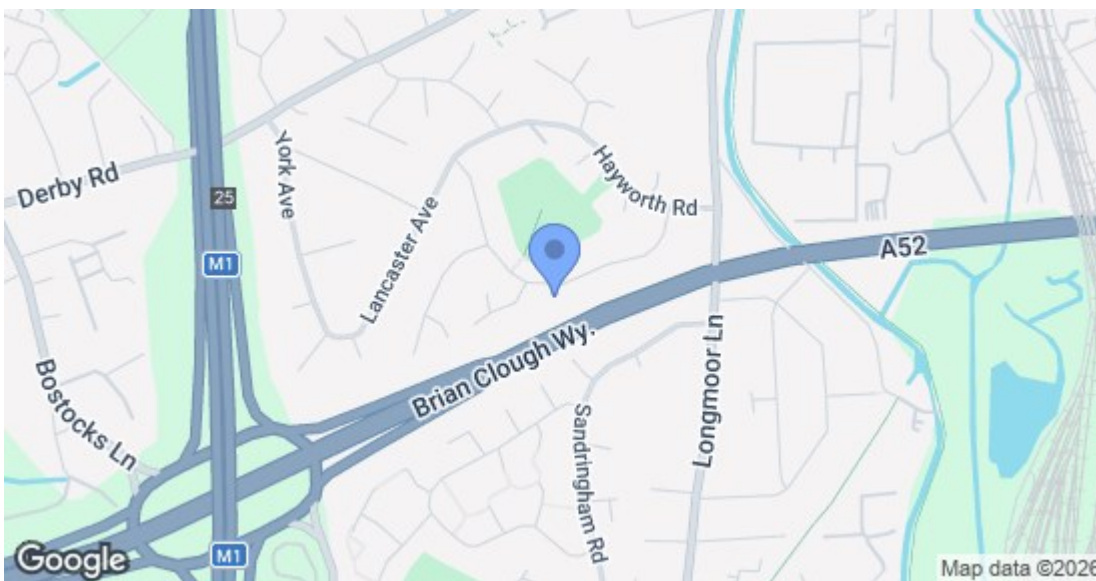
Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR

1ST FLOOR



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.