



Longmoor Lane
Sandiacre, Nottingham NG10 5JJ

£179,995 Freehold

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



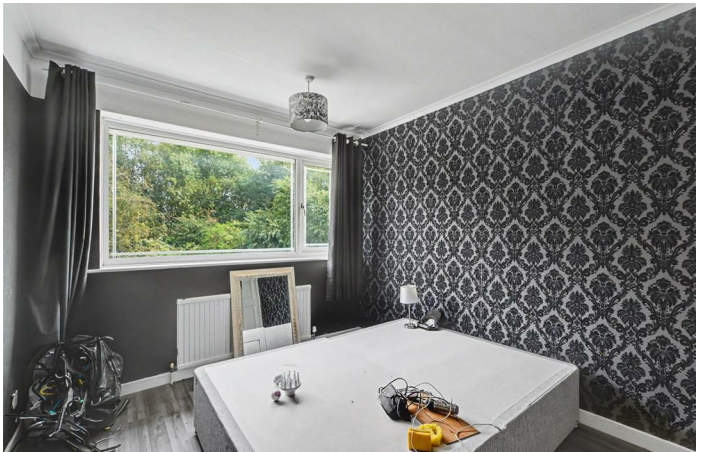
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE WITH VIEWS OVER THE CANAL TO THE REAR.

With accommodation over two floors, the ground floor comprises entrance lobby, ground floor WC, study/breakfast room, kitchen, full width living room and full width conservatory. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from a recently installed combination boiler (under warranty), block paved double driveway to the front and an easy to maintain garden space with views over the canal to the rear.

The property is positioned within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland in Sandiacre, along side William Lilley, Fairfield and George Spencer in Stapleford. there is also easy access to shops, services and amenities in Sandiacre, as well as in the nearby towns of Stapleford and Long Eaton. For those needing to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE LOBBY

6'2" x 3'10" (1.89 x 1.19)

uPVC panel and double glazed front entrance door with matching double glazed unit and panel to the side of the door, radiator, laminate flooring, door to WC and opening through to the study/breakfast room.

GROUND FLOOR WC

5'8" x 3'9" (1.73 x 1.15)

Two piece suite comprising low flush WC and corner wash hand basin with tiled splashbacks. Double glazed window to the front, gas meter cupboard and radiator.

STUDY/BREAKFAST ROOM

7'8" x 6'4" (2.35 x 1.95)

Radiator, laminate flooring, coving, useful understairs storage cupboard and archway to the kitchen.

KITCHEN

10'7" x 8'4" (3.24 x 2.55)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating a single sink and draining board with central mixer tap. Fitted four ring gas hob with extractor over and oven beneath, tiled splashbacks, plumbing for washing machine and dishwasher (could be included), integrated fridge and freezer, glass fronted crockery cupboards, display corner shelving, coving, tiled floor, double glazed window to the front (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water) and uPVC panel and double glazed side exit door to outside. Door to living room.

LIVING ROOM

16'4" x 13'1" (5.00 x 4.00)

Sliding double glazed patio doors opening out to the conservatory, double glazed window to the rear (with fitted blind), radiator with display cabinet, coving, media points, central chimney breast with Adam-style fire surround with decorative marble insert and hearth, staircase rising to the first floor.

CONSERVATORY

uPVC double glazed construction with sloping polycarbonate ceiling with double glazed windows to both side and the rear, along side a sliding double glazed patio door opening out to the decking, radiator with display cabinet and power points.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Useful storage cupboard and loft access point to an insulated loft space.

BEDROOM ONE

11'9" x 9'8" (3.60 x 2.97)

Double glazed window to the rear offering views over the canal, radiator, coving, laminate-style flooring and two sets of full height fitted double wardrobes.

BEDROOM TWO

10'7" x 9'7" (3.23 x 2.93)

Double glazed window to the front, radiator with display cabinet, TV point and coving.

BEDROOM THREE

8'5" x 6'6" (2.58 x 2.00)

Double glazed window to the rear, radiator and coving.

SHOWER ROOM

6'5" x 6'1" (1.96 x 1.86)

Three piece suite comprising corner shower cubicle with electric shower, glass screen and sliding shower door, wash hand basin with mixer tap and storage cabinets beneath, and push flush WC. Tiling to the walls, double glazed window to the front (with fitted blinds) and chrome ladder towel radiator.

OUTSIDE

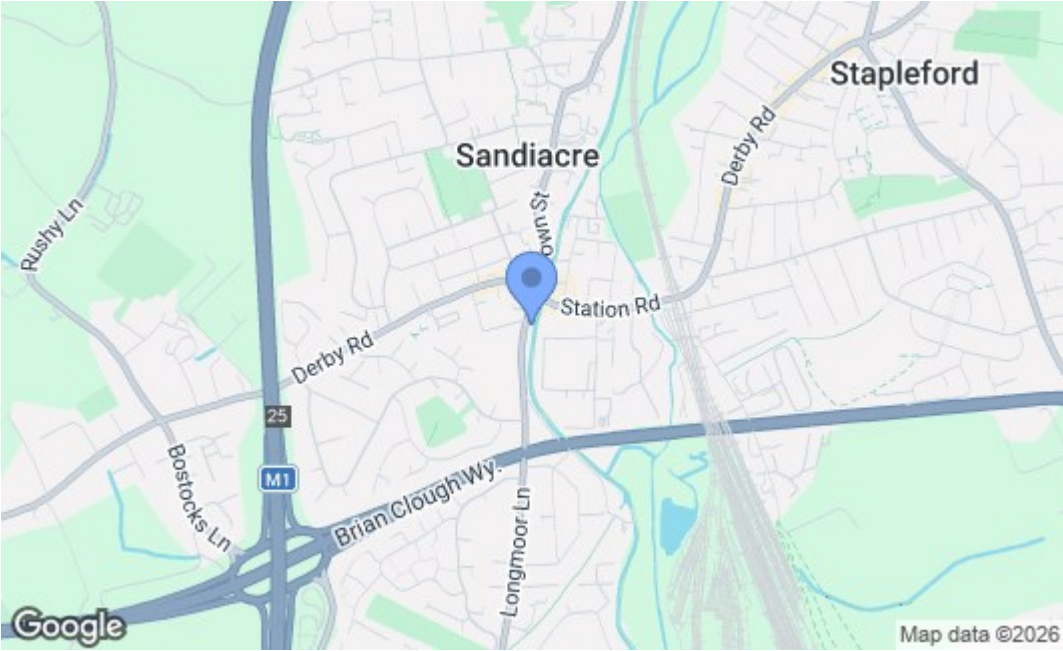
To the front of the property, there is a lowered kerb entry point to a double width block paved driveway providing side-by-side off-street parking for two cars. Pedestrian access then leads down the right hand side of the property into the rear garden. The rear garden has been designed for straightforward maintenance, predominantly decked with feature glass balustrade and making the most of the views over towards the canal. Pedestrian access then leads back down the side of the property onto the front driveway.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. The property can be found on the left hand side opposite Dorothy Avenue, identified by our For Sale board.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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.