



Longmoor Lane  
Sandiacre, Nottingham NG10 5JJ

AN ATTRACTIVE WATERSIDE TWO  
BEDROOM SEMI DETACHED COTTAGE

**Offers Invited £235,000 Freehold**



INSTANTLY ATTRACTIVE, TWO BEDROOM WATERSIDE SEMI DETACHED COTTAGE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION, CLOSE TO THE TOWNS OF SANDIACRE, STAPLEFORD, AND LONG EATON.

SITTING ON THE BANKS OF THE EREWASH CANAL WITH BENEFIT FROM A 40FT MOORING RIGHTS AND ALSO HAS FISHING RIGHTS. TO THE FRONT IS OFF STREET PARKING FOR TWO VEHICLES

Gas centrally heated from a combination boiler and with Georgian styled double glazing the accommodation comprises, living room, lobby, dining room, kitchen and utility room to the ground floor. The first floor landing provides access to two bedrooms, the front bedroom benefiting from en suite toilet facilities, the rear benefiting from a full four piece en suite bathroom with shower.

The property is close to local amenities and a short drive to the A52 for Nottingham, Derby and Junction 25 of the M1 for further afield. For those who enjoy the outdoors, the adjacent canal route is part of the Nutbrook Trail, a footpath and cycle route from the Trent Lock in Sawley leading through to Shipley Park further into Derbyshire.

This attractive semi detached cottage is ideal for couples and we highly recommend an internal viewing to appreciate the aesthetics, as well as the modern day to day conveniences and the views to the rear.



## LIVING ROOM

13'0" x 10'10" (3.97 x 3.32)

Georgian style double glazed window to the front with fitted blinds, Adam style fire surround incorporating tiled inset and hearth housing newly fitted coal effect gas fire, meter cupboard, media points, radiator, decorative coving and wooden flooring.

## INNER LOBBY

3'6" x 2'10" (1.07 x 0.88)

Access to both living room and dining room, staircase rising to the first floor and double glazed Georgian style window with fitted blinds to the side.

## DINING ROOM

12'10" x 11'1" (3.92 x 3.4)

Georgian style double glazed window to the rear looking towards the canal, wooden flooring to match the living room, radiator, useful understairs storage cupboard, coving, fitted double cupboard, wall light points and archway opening through to the kitchen.

## KITCHEN

10'10" x 7'7" (3.32 x 2.33)

Equipped with a range of matching fitted base and wall storage cupboards with square edge, butchers lock style work surfacing incorporating 1½ bowl porcelain sink unit, draining board and central swan-neck mixer tap, Fitted Neff counter-top hob with extractor over, fitted eye level double oven, curved base storage cupboards, wall mounted shelving, Georgian style double glazed window to the front with fitted blinds, UPVC panel and double glazed entrance door leading through to the driveway, wine rack, ceiling light and opening to:

## UTILITY ROOM

8'1" x 6'7" (2.47 x 2.02)

Array of fitted wall storage cupboards with granite effect roll top work surfaces below incorporating plumbing for washing machine and space if required for tumble dryer, space for full height fridge/freezer, ceiling lighting to match the kitchen, Georgian style double glazed window to the side, tiled floor and UPVC double glazed French doors leading to the rear outside space.

## FIRST FLOOR LANDING

## BEDROOM 1

12'10" x 11'0" (3.92 x 3.36)

Double glazed Georgian style window to the rear, making the most of the views over the canal, radiator, coving and door to en suite.

## EN SUITE BATHROOM

10'9" x 7'6" (3.29 x 2.3)

Modern white four piece suite comprising free-standing roll top bath with claw feet, mixer tap and hand-held shower attachment, corner shower cubicle with mains fed shower, wash hand basin and push-flush w.c. Part wall panelling above dado height with tiling below, useful inset shelving for bathroom storage, radiator, double glazed Georgian style window to the front with fitted blinds and spotlights.

## BEDROOM 2

12'11" x 10'11" (3.95 x 3.34)

Georgian style double glazed window to the front with fitted blinds, overlooking the adjacent cricket field, useful fitted double wardrobe, radiator, coving and door to:

## EN SUITE W.C.

3'7" x 2'10" (1.11 x 0.88)

Two piece suite comprising newly fitted suite comprising w.c., wash hand basin with tiled splashbacks. Double glazed Georgian style window to the side with fitted blind.

## OUTSIDE

To the front of the property is a double side by side driveway providing off-street parking, accessed via a lowered kerb frontage with decorative brick boundary wall and secured by double security gates. The rear of the property has a railed in garden area, ideal for evening entertaining, sitting by the waterside enjoying the views along the canal.

## MOORING AND FISHING RIGHTS

The property benefits from a 40ft mooring rights and also has fishing rights.

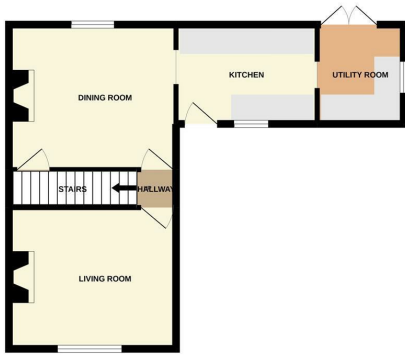
## DIRECTIONAL NOTE

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

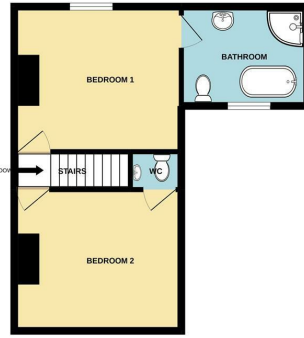
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GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.

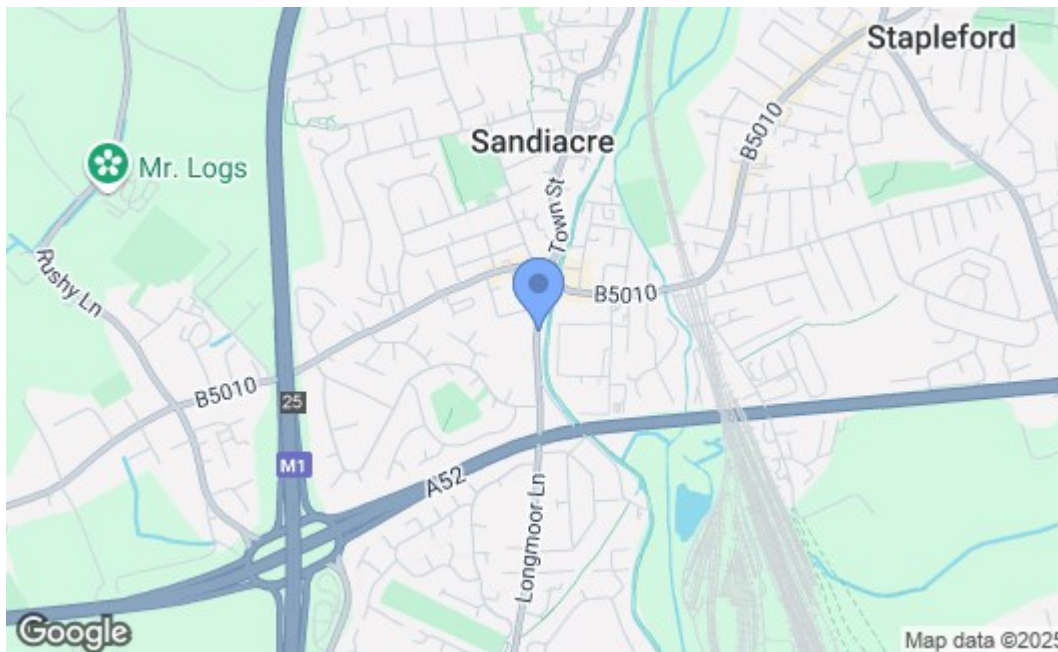


1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.9 sq.m.) approx.

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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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		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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