



Rutland Grove  
Sandiacre, Nottingham NG10 5AQ

A WELL PRESENTED TWO BEDROOM SEMI  
DETACHED HOUSE.

**£169,995 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND RENOVATED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room, kitchen, utility and WC. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combi boiler, double glazing and landscaped garden to the rear.

The property is located in this quiet residential no-through road location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to nearby shops, services and amenities. For those needing to commute, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout are all just a short distance away.

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



## LIVING ROOM

11'8" x 11'4" (3.57 x 3.46)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), two radiators, painted beam ceiling, wall light points, media points, meter cupboard box.

## LOBBY

2'11" x 2'9" (0.90 x 0.86)

Laminate flooring, useful understairs storage cupboard. Doors leading both to and from the living room and dining room.

## DINING ROOM

12'0" x 11'8" (3.67 x 3.58)

Radiator with display cabinet, laminate flooring, coving, uPVC panel and double glazed exit door to the lean-to. Panel and glazed door to kitchen and door to lobby.

## LEAN-TO

Panel and glazed door to outside, sloping ceiling, plumbing for washing machine.

## INNER LOBBY

Radiator, double glazed window to the side, staircase rising to the first floor.

## KITCHEN

10'0" x 6'8" (3.06 x 2.04)

Equipped with a matching range of fitted base and wall storage cupboards with butchers block style square edge work surfacing incorporating Belfast sink unit with central swan-neck mixer tap and decorative tile splashbacks. Fitted four ring gas hob with curved extractor fan over and oven beneath. Decorative tiled floor, double glazed window to the side, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), radiator. Door to utility room.

## UTILITY

6'8" x 4'10" (2.04 x 1.49)

Butchers block style work surfacing, plumbing for dishwasher, space for full height fridge/freezer, double glazed window to the side, laminate flooring, paneling to the walls and ceiling. Latched door to WC.

## WC

6'10" x 2'7" (2.10 x 0.81)

Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap, storage cabinet beneath and tiled splashbacks, radiator, tiled floor, display shelving, coving, paneled ceiling.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access to a half boarded and insulated loft space.

## BEDROOM ONE

11'8" x 11'1" (3.58 x 3.40)

Double glazed window to the front (with fitted blinds), radiator.

## BEDROOM TWO

12'2" x 8'8" (3.71 x 2.65)

Double glazed window to the rear overlooking the rear garden, radiator, useful fitted overstairs storage cupboard.

## BATHROOM

10'2" x 6'10" (3.10 x 2.09)

Four piece suite comprising freestanding claw top bath with central mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with dual attachment mains shower, low flush WC, wash hand basin with tiled splashback. Double glazed window to the rear (with fitted blinds), 'Xpelair' extractor fan, partial wall tiling, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is pavement access to the front entrance door and pedestrian access leading down the side of the property to the rear garden.

## TO THE REAR

The landscaped rear garden is split into various sections with an initial side courtyard style garden leading onto a small block paved area then onto a lawn with borders housing a variety of bushes and shrubbery to the boundary line. To the rear of the plot there is an extensive decked seating area (ideal for entertaining and making the most of the afternoon sun). The garden is fully enclosed by timber fencing to the boundary lines. Within the garden there is an external water tap, lighting point and gated pedestrian access leading back to the front of the property.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – Yes

Sewage – Mains supply

Flood Risk : Surface Water - Low, Rivers and the Sea - Low

Flood Defenses – No

Non-Standard Construction – No

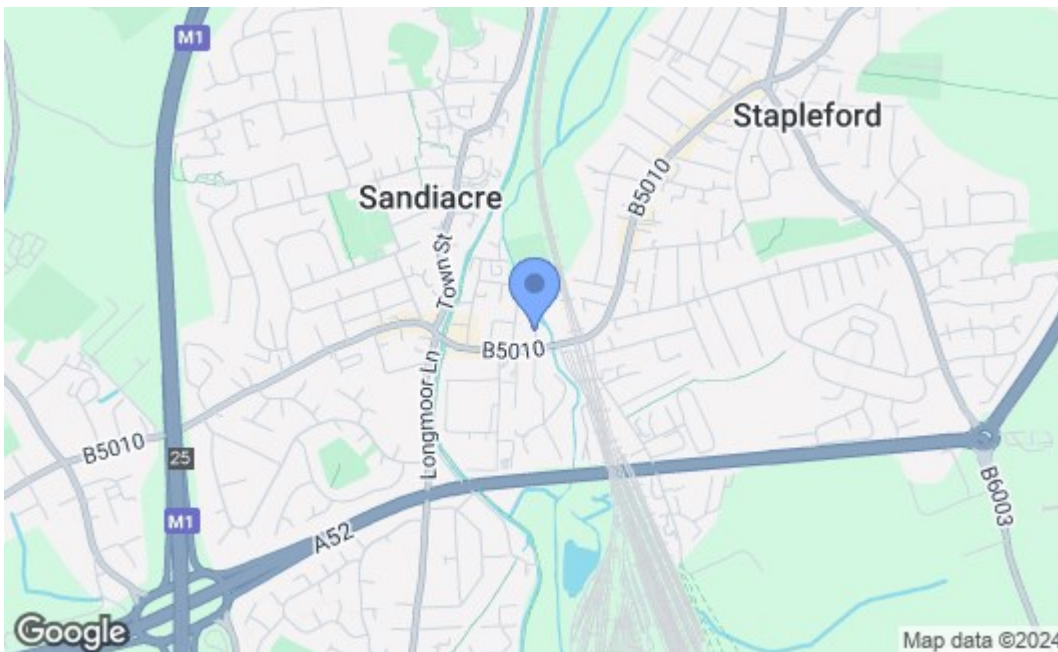
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.