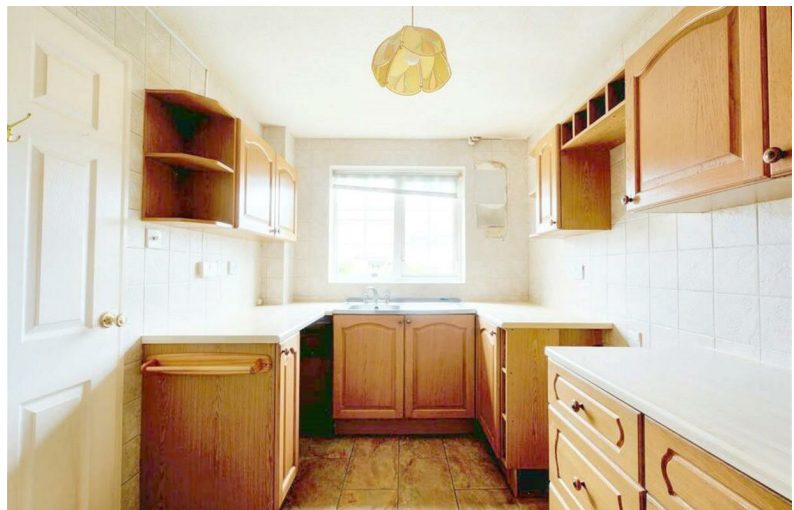


# Robert Ellis

*look no further...*



Blenheim Court,  
Sandiacre, Nottingham  
NG10 5PQ

**£169,950 Freehold**

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THIS IS A TWO DOUBLE BEDROOM END PROPERTY WHICH NEEDS SOME UPDATING WORKS CARRYING OUT WHICH PROVIDES A NEW OWNER THE OPPORTUNITY TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Situated on Blenheim Court, which is a quiet cul-de-sac in the heart of Sandiacre, this two bedroom property provides an ideal opportunity provides the new owner the opportunity to stamp their mark on their next home. The property is being sold with the benefit of NO UPWARD CHAIN and for the well proportioned accommodation and privacy of the south facing rear garden is to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is well placed for easy access to amenities and facilities provided by Sandiacre and the surrounding area and to excellent transport links, all of which help to make this a very convenient and popular place to live.

The property is constructed of brick to the external elevations under a pitch tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. The house is entered through the front door to the reception hall, the lounge has a double glazed door leading out to the private rear garden, the breakfast kitchen has oak fitted units and to the first floor, the landing leads to two good sized bedrooms, with the option to change the house into a three bedroom home and the bathroom has a shower over the bath. Outside there is an adjoining brick garage with a drive at the front and mature gardens to the front and rear of the property.

The property is in easy reach of the Coop and Lidl stores in the centre of Sandiacre and there are more shopping facilities in Long Eaton which include the Asda, Tesco, Lidl and Aldi as well as well as many other retail outlets, schools for all ages, health care and sports facilities which include several local golf clubs, walks in the nearby countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to both Nottingham and Derby and other East Midlands towns and cities.



### Entrance Porch

Open porch with a double glazed opaque front door leading into the reception hall

### Entrance Hallway

Stairs with balustrade leading to the first floor, radiator and engineered oak flooring

### Breakfast Kitchen

11'6 x 7'3 approx (3.51m x 2.21m approx)

The kitchen has oak fitted units with a sink with mixer tap set in a worksurface which extend to 3 sides with space and plumbing for an automatic washing machine and cupboards below, space and point for a gas oven, worksurfaces with 6 drawers and shelving below, matching eye level wall cupboards, display cabinet with shelving to either end of the wall units, fully tiled walls and tiled flooring and a double glazed window to the front

### Lounge

13'7 x 10'7 x 11'10 approx (4.14m x 3.23m x 3.61m approx)

The main lounge had a double glazed with vertical blinds to the rear, double opaque glazed door leading out to the rear garden, coal effect wall mounted gas fire, radiator and a built-in under the stairs storage cupboard

### First Floor Landing

Double glazed window with vertical blinds to the rear, the balustrade continues from the stairs onto the landing and there is a hatch to the loft

### Bedroom 1

13'6 x 11'9 approx (4.11m x 3.58m approx)

Double glazed window to the rear and a radiator

### Bedroom 2

11'8 x 7'6 approx (3.56m x 2.29m approx)

Double glazed window to the front and a radiator

### Bathroom

The bathroom had a coloured suite with a panelled bath having hand rails and a Mira electric shower over, pedestal hand basin, WC, fully tiled walls, opaque double glazed window, radiator and an airing/storage cupboard housing the gas boiler unit

### Garage

18'6 x 18'3 approx (5.64m x 5.56m approx)

Adjoining brick garage with a pitched tiled roof having an up

and over door to the front, a door and window to rear, power and lighting are provided and there is storage in the roof space

### Outside

To the front of the property there is a block pave pathway leading to the front door with planting to either side, there is a concrete panel fence to the left and a drive to the right which takes you to the garage.

To the rear of the property there is south facing garden which has a slabbed patio to the immediate rear of the the house, with a path leading to the garage and a gate at the side, there is a lawn with borders to the sides, a hedge to the left and fencing to the right hand side and rear boundaries.

### Directions

Proceed out of Long Eaton along Derby Road turning right into College Street. Continue for some distance and at the mini island turn right into Longmoor Lane proceeding towards Sandiacre. Take the left turning into Sandringham Road, right into Kensington Close continuing along where Blenheim Court can be found as the first turning on the right and the property can be found on the right.  
8073MP

### 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 12mbps, Superfast 67mbps, Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

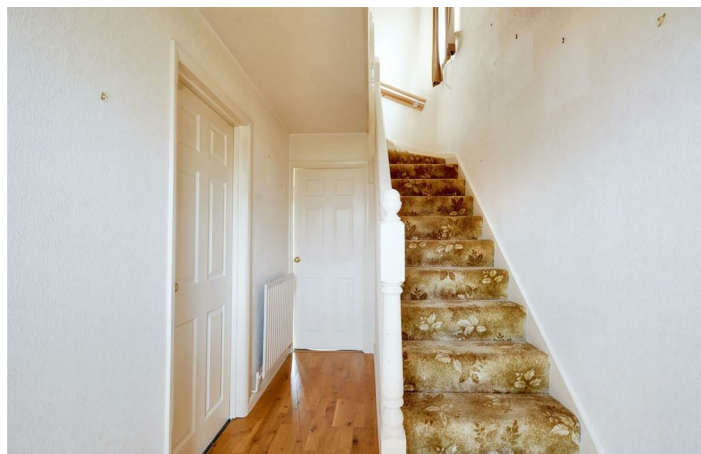
Flood Risk – No, surface water very low

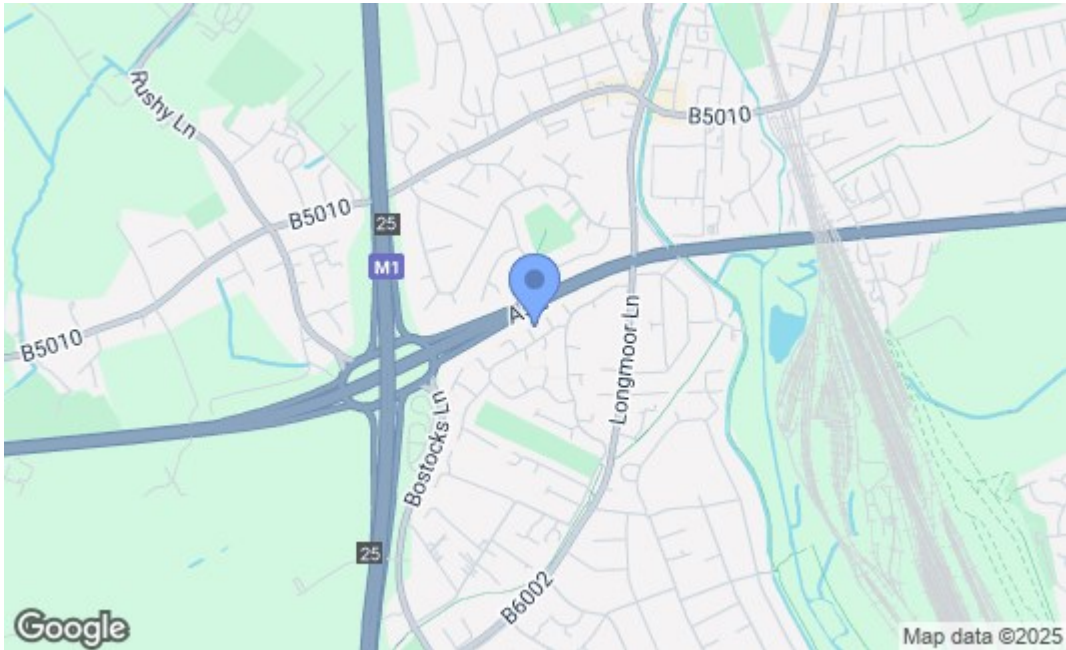
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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 <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		
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.