



Lock Lane  
Sandiacre, Nottingham NG10 5LB

**£269,995 Freehold**

A RENOVATED & RE-MODELLED  
TRADITIONAL THREE BEDROOM BAY  
FRONTED SEMI DETACHED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RENOVATED AND RE-MODELLED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway leading through to a bay fronted living room, inner lobby with useful understairs storage space, re-fitted kitchen, separate utility area and ground floor internally accessed WC. The first floor landing then provides access to three bedrooms and a newly fitted bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, front and rear gardens.

The property is situated in this popular and established residential location situated only a stone's throw away from popular walking routes along the Erewash Canal footpath. There is also easy access to excellent nearby schooling for all ages. For those needing to commute, there are good transport links on the doorstep, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Shops, services and amenities are situated in the nearby towns of Stapleford and Long Eaton.

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



### ENTRANCE HALL

6'3" x 3'9" (1.93 x 1.15)

uPVC panel and stained glass front entrance door, double glazed window to the side, staircase rising to the first floor, laminate style flooring. Door to living room.

### LIVING ROOM

14'0" x 13'10" (4.27 x 4.23)

Double glazed bay window to the front, decorative wall panelling, radiator, media points. Door to inner lobby.

### INNER LOBBY

6'9" x 3'0" (2.06 x 0.93)

uPVC panel and double glazed exit door to outside, door to useful downstairs pantry space, laminate style flooring. Door to kitchen.

### KITCHEN

11'10" x 10'9" (3.63 x 3.29)

Newly fitted comprising a matching range of fitted base and wall storage cabinets and drawers with laminate style roll top work surfaces and matching breakfast bar incorporating one and a half bowl sink unit with draining board and swan neck mixer tap. Fitted four ring hob with extractor over and oven beneath, space and plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear, radiator, spotlights, laminate style flooring. Opening through to utility area.

### UTILITY AREA

5'1" x 3'6" (1.55 x 1.08)

Storage cupboard (matching the kitchen) with laminate roll top work surface, space for full height fridge freezer, power, lighting, laminate style flooring. Door to WC.

### WC

5'4" x 3'0" (1.65 x 0.92)

Newly fitted two piece suite comprising push flush WC, wash hand basin with mixer tap and tiled splashback. Double glazed window to the side, chrome ladder towel radiator, extractor fan, laminate style flooring.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Double glazed window to the side.

### BEDROOM ONE

12'8" x 9'8" (3.87 x 2.95)

Double glazed window to the front with views over towards the canal, radiator, decorative fireplace.

### BEDROOM TWO

11'9" x 10'2" (3.60 x 3.12)

Double glazed window to the rear overlooking the rear garden, radiator, boxed-in meter cupboard, decorative fireplace.

### BEDROOM THREE

8'6" x 7'0" (2.61 x 2.14)

Double glazed window to the front, radiator. Loft access point.

### BATHROOM

6'8" x 4'10" (2.05 x 1.49)

Newly fitted three piece suite comprising panel bath with central mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap and tiled splashback. Partial wall tiling, double glazed window to the rear, spotlights, extractor fan, chrome ladder towel radiator.

### OUTSIDE

To the front of the property there is a shaped and curved driveway providing off-street parking, front garden lawn screened by hedgerow to the boundary line, pedestrian gated access leading to the side and rear gardens.

### TO THE REAR

The rear garden is enclosed in a triangular shape being enclosed by timber fencing to the boundary line. There is a good size gravel patio area leading onto a lawn section.

### DIRECTIONAL NOTE

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

### COUNCIL TAX

Erewash Borough Council Band B.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – None to the property

Phone Signal – Good

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

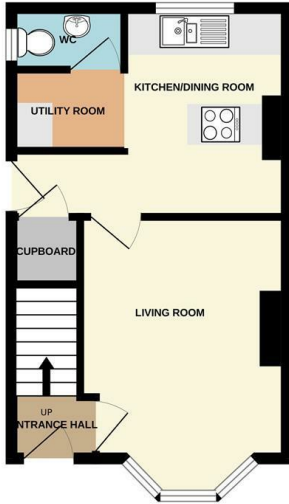
Non-Standard Construction – No

Any Legal Restrictions – No

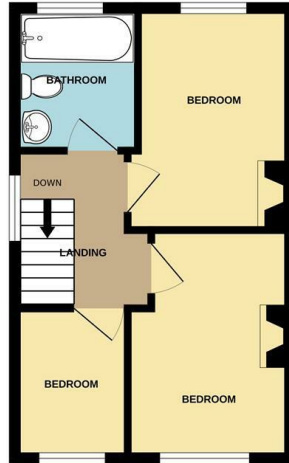
Other Material Issues – No



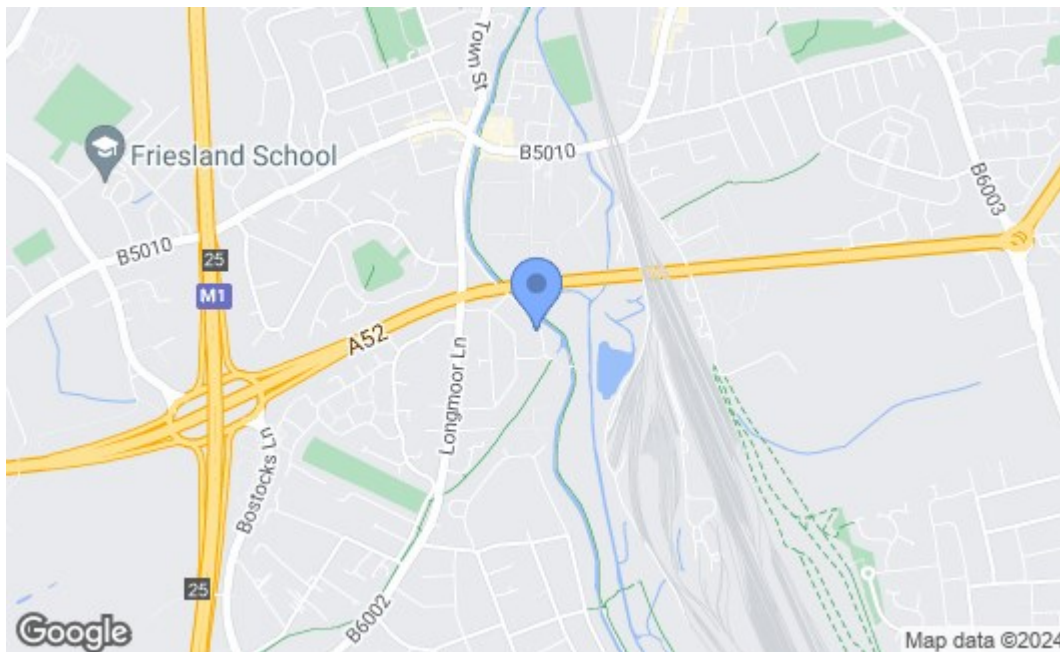
GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		64	
(69-80) C			
(55-68) D			
(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	
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	

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.