



Sandringham Road
Sandiacre, Nottingham NG10 5LD

A TWO/THREE BEDROOM DETACHED
BUNGALOW.

£285,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO/THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation on one level comprising "L" shaped hallway, front kitchen, open plan living/dining room, two double bedrooms, bathroom and garden room within the main part of the building. Separate entrances from the front and rear there is an additional bedroom/office with rear utility/WC.

The property also benefits from gas fired central heating, double glazing, off-street parking and gardens to the rear and side of the property.

The property is located in this this popular and established residential location within close proximity of excellent nearby transport links to and from the surrounding areas, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to excellent nearby schooling for all ages, as well as ample nearby shops, services and amenities in this neighbouring towns of Long Eaton and Stapleford.

Being on one level, with the adaptability of the additional space from the garage conversion, we believe the property would suit a variety of different buying types, including those looking for a self contained office or work space. We highly recommend an internal viewing.



ENTRANCE HALL

12'1" x 9'10" (3.69 x 3.00)

Feature composite and double glazed front entrance door with full height double glazed panel to the side of the door, radiator with display shelving, laminate flooring, coving, opening through to the kitchen area, archway to the inner part of the "L" shaped hallway. Useful storage closet and further doors to both double bedrooms and bathroom.

BEDROOM ONE

11'10" x 10'6" (3.61 x 3.21)

Panel and glazed door to the garden room with window panel to the side of the door, radiator, laminate flooring, coving, fitted double wardrobe with matching overhead storage cupboards.

GARDEN ROOM

9'10" x 6'6" approx (3m x 2m approx)

Off the main bedroom. uPVC panel and double glazed door to outside, window to the rear.

BEDROOM TWO

12'2" x 7'4" (3.73 x 2.24)

Triple glazed window to the front (with fitted blinds), radiator, coving, laminate flooring, fitted storage cupboard with hanging rail and shelving space. Loft access point to a lit and insulated loft space.

SHOWER ROOM

9'2" x 6'2" (2.80 x 1.90)

Double sized shower cubicle with dual attachment mains shower and glass shower screen with decorative butterfly boarding, wash hand basin with mixer tap with storage cabinets beneath, hidden cistern push flush WC. Triple glazed window to the front, spotlight doubling up as an extractor fan, ladder towel radiator, bathroom cabinet with shelving space, laminate flooring.

KITCHEN

9'2" x 8'5" approx (2.8m x 2.57m approx)

The kitchen comprises a matching range of fitted base and wall storage cupboards with oak square edge work surfaces incorporating four ring gas hob with extractor over and oven beneath. Fitted single sink and draining board with central pull-out spray hose mixer tap. Triple glazed box-style bay window to the front (with fitted blinds), flooring (matching to the hallway), coving, opening through to the "L" shaped living/dining area, boiler cupboard housing the gas fired central heating boiler.

OPEN LOUNGE/DINER

16'11" x 14'11" narrowing to 11'10" approx (5.18m x 4.55m narrowing to 3.62m approx)

With triple glazed French doors opening out to the rear garden with triple glazed windows to either side of the doors. Flooring (matching the kitchen and hallway), central brick and Cornish slate fireplace with an inset coal effect fire, coving, radiator.

OUTSIDE

At the front of the property there is a lowered kerb entry point to a double width driveway providing off-street parking for two cars. Paved pathway access to the front entrance door and pedestrian gated access leading down the right hand side to the side garden.

TO THE SIDE

The side garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary lines, predominantly lawned with a pathway leading to the foot end of the plot. The garden then opens out to the rear part where there is a pathway providing access to the garden room and beyond to a rear paved patio seating area (ideal for entertaining) with retaining wall and flowerbeds. There is independent access into the back of the utility room.

TO THE REAR

External lighting points.

OFFICE/PLAYROOM/OCCASIONAL BEDROOM

17'1" x 7'1" (5.23 x 2.17)

Feature composite and double glazed front entrance door with double glazed window to the side of the door, laminate flooring, power and lighting points. Opening through to rear utility/WC.

UTILITY/WC

7'1" x 6'2" (2.16 x 1.88)

Two piece suite comprising push flush WC and wash hand basin with central waterfall style mixer tap, storage cabinet beneath. Plumbing for washing machine and space for stacked tumble dryer, power and lighting points, laminate flooring, double glazed window to the rear (with fitted roller blind), uPVC panel exit door to the garden.

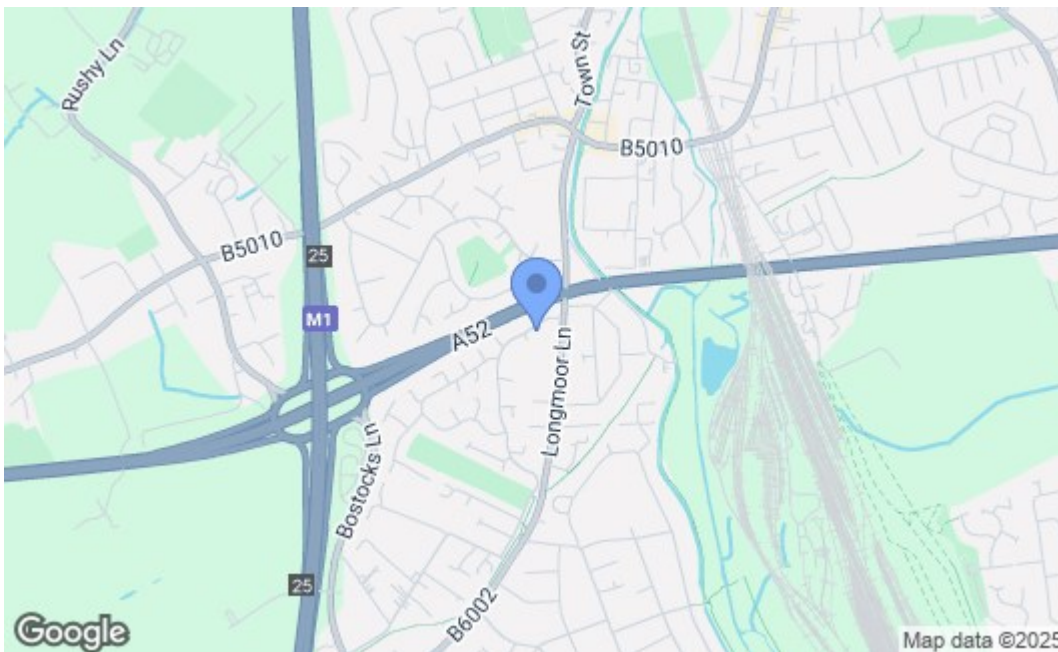
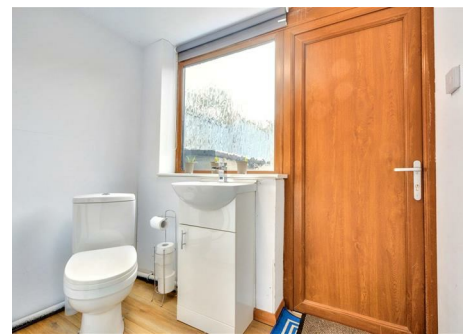
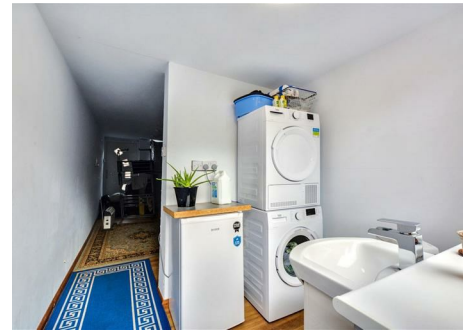
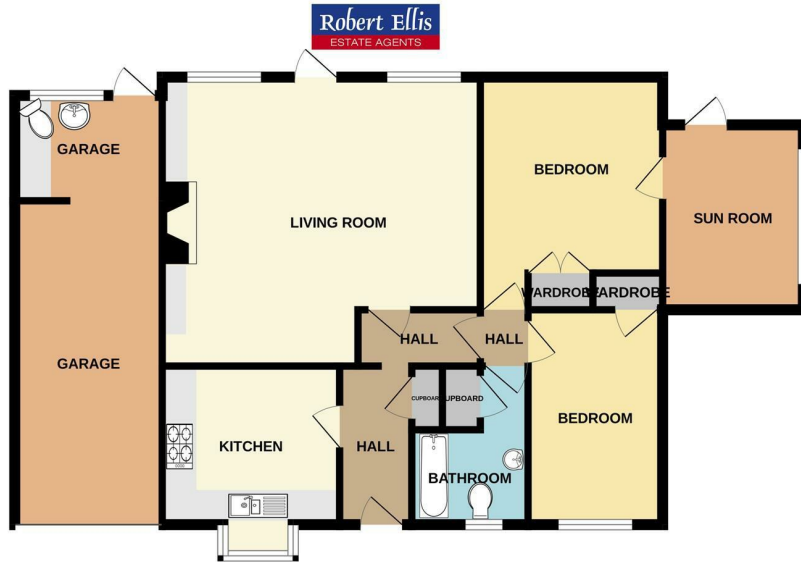
DIRECTIONAL NOTE

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. Continue in the direction of Long Eaton before taking a right hand turn onto Sandringham Road. The property can then be found on the left hand side, identified by our For Sale board.

AGENTS NOTE

It is understood that the property is leasehold with 99 years from 1978 which leaves 52 years remaining. It is also understood that the charges are £18 paid every 6 months, totalling £36 per annum paid directly to the management company. It is also understood that the current owners are looking into the availability and cost of purchasing the freehold, this should be discussed with your solicitor prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.