



Linden Grove  
Sandiacre, Nottingham NG10 5EG

**£170,000 Freehold**

A TWO BEDROOM MODERN NEO-GEORGIAN STYLE END TOWN HOUSE.





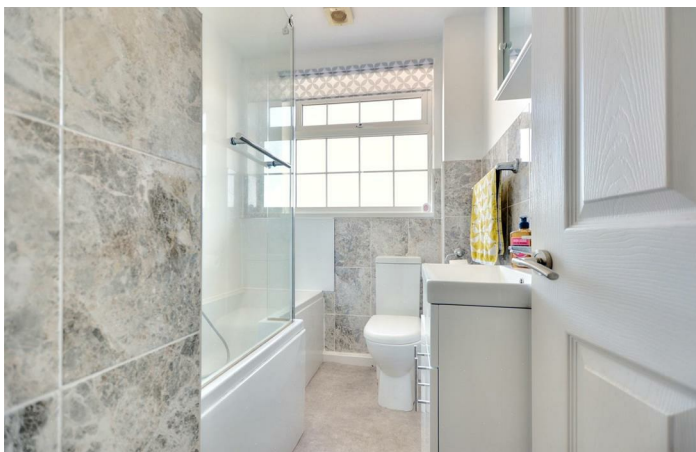
A modern neo-Georgian style town house offered for sale in a ready to move into condition.

A particular feature of this property is the fact that it is an end terraced house with the benefit of a block paved driveway providing parking for at least three vehicles. In addition to this, is a shared driveway leading to an attached brick built garage.

The property is centrally heated from a combination boiler, double glazed throughout and has a recently re-fitted open plan dining kitchen with built-in cooking appliances and a modern bathroom/WC with shower.

Situated in a cul de sac with similar properties, the property has an open plan front garden and an enclosed courtyard style rear garden offering ease of maintenance. This location offers the best of both worlds, being within walking distance of a local nature reserve (ideal for those who enjoy the outdoors) and conveniently situated in the town of Sandiacre where there is a variety of shops and facilities, and good transport links with the A52 and Junction 25 of the M11 motorway being a short drive away.

This property is offered for sale with NO UPWARD CHAIN and will be a fantastic first time purchase. Viewing is recommended.



## ENTRANCE HALL

A composite double glazed front entrance door, radiator, stairs to the first floor.

## LIVING ROOM

16'4" x 8'9" reducing to 10'9" (5 x 2.69 reducing to 3.29)  
Understairs store cupboard, radiator, double glazed bay window to the front.

## DINING KITCHEN

13'10" x 9'8" reducing to 7'11" (4.23 x 2.97 reducing to 2.42)

The kitchen area comprises a range of modern fitted wall, base and drawer units with work surfaces, matching breakfast bar, single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine with further appliance space. Table and chair space, double glazed window and door leading to the rear garden.

## FIRST FLOOR LANDING

Built-in cupboard. Doors to bedrooms. Loft hatch to partially boarded loft which contains the gas combination boiler (for central heating and hot water).

## BEDROOM ONE

13'8" x 10'8" (4.19 x 3.27)

Deep built-in wardrobes, radiator, double glazed window to the front.

## BEDROOM TWO

11'1" x 7'8" (3.39 x 2.34)

Radiator, double glazed window to the rear.

## BATHROOM

7'7" x 5'10" (2.32 x 1.79)

Incorporating a modern, contemporary three piece suite comprising wash hand basin, low flush WC, "L" shaped shower bath with thermostatically controlled shower, as well as central mixer tap, shower screen. Partially tiled walls, radiator, double glazed window.

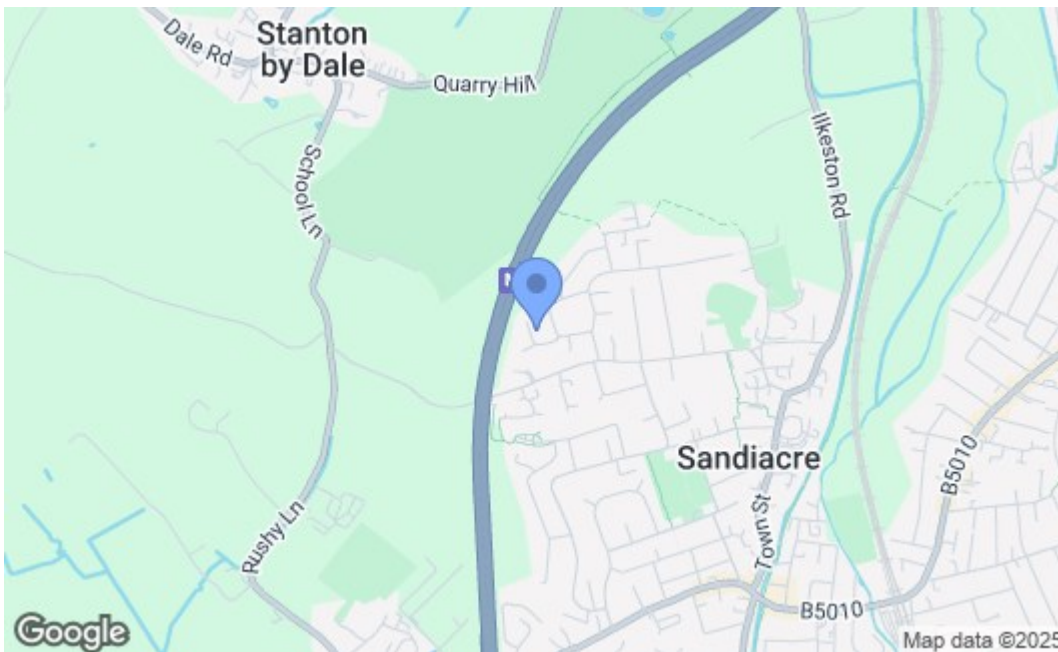
## OUTSIDE

The property is set back from the road with a gravel courtyard style garden. There is a block paved driveway at

the front of the property which runs along the side of the house, giving parking for approximately three vehicles in tandem. Adjacent to this private driveway is a shared driveway which gives access to a shared courtyard where there is an attached brick built single garage with up and over door and recently replaced roof. The rear garden is fenced and enclosed, landscaped in a courtyard design, finished in block paving with ornamental broken slate beds and there is a timber shed which is attached to the side elevation of the garage.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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.