



Longmoor Lane,  
Sandiacre, Nottingham  
NG10 5LW

**£225,000 Freehold**





A SPACIOUS THREE BEDROOM TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY WITH DRIVEWAY AND GARDEN OFFERING READY TO MOVE INTO ACCOMMODATION!

Robert Ellis are delighted to bring to the market a traditional property with some period features that has a sunny facing garden and has a bay window to the front. Offering spacious accommodation throughout, the property is ready for a new owner to stamp their own mark on it, offering potential to open the dining room into the kitchen if required. With a driveway to the front for at least three vehicles and with gas central heating and double glazing, it offers all the mod-cons. An internal viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of entrance hallway, bay fronted lounge, separate dining room with French doors opening to the garden and fully fitted cream Shaker style kitchen. To the first floor there are three bedrooms and a family bathroom. Outside to the front there is a front driveway with lawn and shrubs and side access to the privately enclosed rear garden with lawn and decked area perfectly for al-fresco living.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, whilst also being close to Sandiacre and Stapleford high streets. There are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks along the banks of the canal and open space beyond and excellent transport links include J25 of the M1 which is only a few minutes drive away from the property, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

6'1" x 15'1" (1.86m x 4.62m )

UPVC double glazed door to the front with inset obscured glass, UPVC double glazed obscured window to the side, wooden flooring, two ceiling lights with a panelled staircase, door into the kitchen, door into the dining room, and door into the downstairs WC, a large in-built storage cupboard with shoe rack.

### Downstairs WC

4'11" x 3'0" (1.52m x 0.92m )

UPVC double glazed obscured window to the side, wooden flooring, low-flush WC, sink, splashback tiling, and a ceiling light.

### Dining Room

10'3" x 12'11" (3.14m x 3.96m )

UPVC double glazed door to the rear, with inset glass and two UPVC double glazed windows to either side, wooden flooring, ceiling light, wall mounted double radiator, large in-built storage cupboard, and door leading into the lounge.

### Lounge

12'11" x 11'4" (3.94m x 3.46m )

UPVC double glazed box bay window to the front, wooden flooring, ceiling light, wall mounted double radiator, and a TV point.

### Kitchen

13'7" x 8'0" (4.15m x 2.46m )

This is a duel aspect room with UPVC double glazed windows to the rear and the side, and a UPVC double glazed door with inset patterned glass to the side, wooden flooring, and ceiling light. The Kitchen consists of cream shaker-style wall, drawer and base units to three walls, with splashback cream tiling, and laminate marble-style rolled edge worktops, a four ring stainless steel gas hob, Bosch oven, stainless steel sink and drainer unit, space for a standing fridge freezer, space for a washing machine, the combination boiler is also housed in here.

### First Floor Landing

8'1" x 6'11" (2.47m x 2.11m )

UPVC double glazed window to the side elevation, ceiling light, stripped wooden balustrade, carpet, access to the loft via a loft hatch, and doors to the three bedrooms and bathrooms off.

### Bedroom One

13'9" x 10'4" (4.2m x 3.15m )

UPVC double glazed box bay window to the front elevation, with a double wall mounted radiator, carpet flooring, and ceiling light.

### Bedroom Two

14'5" x 10'4" (4.4m x 3.15m )

UPVC double glazed window to the rear elevation, double wall mounted radiators, carpet floor, ceiling light and TV point.

### Bedroom Three

7'0" x 6'6" (2.15m x 1.99m )

UPVC double glazed window to the front elevation, carpet flooring, ceiling light, and double wall mounted radiator.

### Bathroom

7'10" x 9'1" (2.41m x 2.77m )

Duel aspect UPVC double glazed obscured windows to the side and rear elevation, vinyl flooring, ceiling light, double wall mounted radiator, and a four-piece bathroom suite comprising: panelled bath with white-splashback, with white splashback tiles, pedestal sink with splashback tiling, large enclosed shower unit, with mains controlled shower over, glass screens, and a low flush WC.

### Outside

To the front, the property is set back from the road, behind a partial brick wall, with blocked paved edged tarmac drive for at least three vehicles, lawn with shrubs and trees for privacy, and fencing to the adjoining boundaries, and a wall to the left boundary.

To the rear, there is a tarmac patio, directly outside of the dining room, with a wooden lean-to pergola area, a large lawned area, with rose bushes, established shrubs and plants to the boundaries, decked area in the top right hand corner, ideal for alfresco dining, nettle shed, and timber shed, fencing to the boundaries, courtesy light, and outdoor plug sockets.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road until the next mini island and continue straight over onto Longmoor Lane, continuing for some distance and the property can be found on the left hand side.

8556MP

### Council Tax

Erewash Borough Council Tax Band B

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



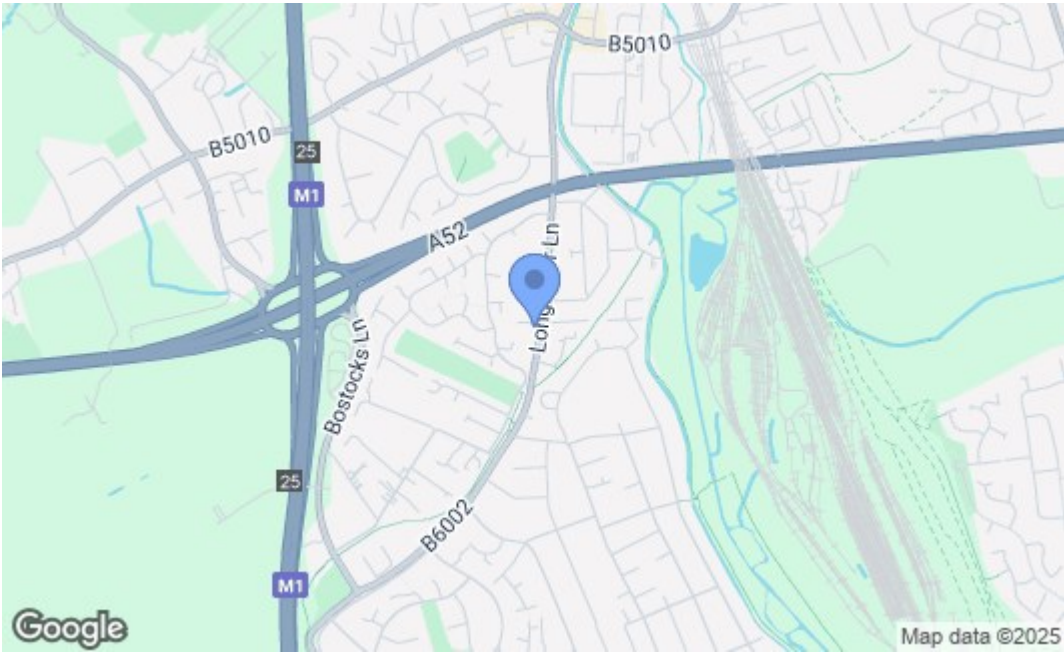
Robert Ellis  
ESTATE AGENTS

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.2 sq.m.) approx.  
Whilst every attempt has been made to present the accuracy of the floorplan, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. They are for guidance only and should not be used as a basis for any decision. The floor plan is not to scale and should not be used as a guide to the actual dimensions of the property. The floor plan is not to scale and should not be used as a guide to the actual dimensions of the property. The floor plan is not to scale and should not be used as a guide to the actual dimensions of the property.



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