



Sandringham Road  
Sandiacre, Nottingham NG10 5LD

A THREE BEDROOM DETACHED FAMILY  
HOUSE.

**Offers Over £285,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND READY TO MOVE INTO THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to entrance hallway, living room, dining room, kitchen and conservatory. The staircase then rises to the first floor landing which offers access to three bedrooms and the shower room.

The property also benefits from gas fired central heating, double glazing, block paved driveway providing off-street parking, garage to the side and enclosed garden to the rear.

The property is located within this popular and established residential location, within close proximity of the shops, services and amenities in the nearby towns of Stapleford and Long Eaton. There is also easy access to a variety of good schooling for all ages. For those needing to commute, there are good transport links to and from the surrounding area via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buyer or young family home and we therefore highly recommend an internal viewing.



## ENTRANCE PORCH

3'0" x 2'11" (0.92 x 0.90)

Composite and double glazed front entrance door, exposed brickwork to either side, further panel and glazed internal door into the entrance hallway, meter cupboard housing the meters.

## ENTRANCE HALL

10'4" x 5'8" (3.16 x 1.75)

Staircase rising to the first floor with useful understairs storage cupboard, decorative wood spindle balustrade, doors leading through to the living room and kitchen, radiator, coving, laminate flooring.

## KITCHEN

10'4" x 8'9" (3.17 x 2.67)

Comprising a matching range of handle-less fitted, soft-closing base and wall storage cupboards and drawers with ample worktop space incorporating a five ring 'Zanussi' gas hob with double extractor fan over, inset sink unit with draining board and central mixer tap with decorative tiled splashbacks, under-cabinet lighting, plug sockets incorporating USB charging points, fitted eye level matching 'Zanussi' oven and combination microwave oven, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, integrated kitchen appliances. Spotlights to the ceiling, laminate flooring (matching the hallway), uPVC panel and double glazed door leading through to the conservatory.

## LIVING ROOM

14'4" x 11'5" (4.39 x 3.50)

Double glazed window to the front (with fitted blinds), radiator, coving, media point, feature marble fireplace and matching hearth incorporating stone effect gas fire, Georgian-style double doors then lead through to the dining room.

## DINING ROOM

9'6" x 8'4" (2.92 x 2.55)

uPVC panel and double glazed French doors opening out into the conservatory, double glazed panels to either side of the doors, radiator, coving, laminate flooring.

## CONSERVATORY

17'2" x 10'1" (5.25 x 3.09)

Brick and double glazed construction with pitched roof, tiled floor, wall light points, TV points, double glazed French doors opening out to the lower level garden patio area.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side (with fitted blinds), doors to all bedrooms and bathroom, storage cupboard with shelving and loft access point.

## BEDROOM ONE

12'7" x 11'1" (3.86 x 3.39)

Double glazed window to the front (with fitted blinds), radiator, TV point.

## BEDROOM TWO

11'0" x 9'4" (3.36 x 2.85)

Double glazed window to the rear overlooking the rear garden, radiator, two fitted double wardrobes.

## BEDROOM THREE

8'2" x 6'11" (2.50 x 2.12)

Double glazed window to the front (with fitted blinds), radiator, TV point.

## SHOWER ROOM

7'1" x 5'5" (2.17 x 1.66)

Three piece suite comprising full width to one wall shower cubicle with glass screen, dual attachment mains shower over, push flush WC, wash hand basin with mixer tap and double storage cabinets beneath. Double glazed window to the rear, decorative butterfly splashboards, chrome ladder towel radiator, wall mounted LED lit bathroom mirror, extractor fan, spotlights.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a shaped block paved driveway providing off-street parking for several cars leading to the front entrance door and garage. Shaped high quality artificial lawn with pedestrian access down the side of the property.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line split into various sections with a lower lawn and stepped access then leading onto a top lawn with planted chipped bark borders housing a variety of bushes and shrubbery. Lower paved patio seating area (ideal for entertaining). Pedestrian access leading back to the front, access to the garage, external water tap and lighting point.

## GARAGE

A traditional up and over door to the front, personal access to the rear, power and lighting points.

## DIRECTIONAL NOTE

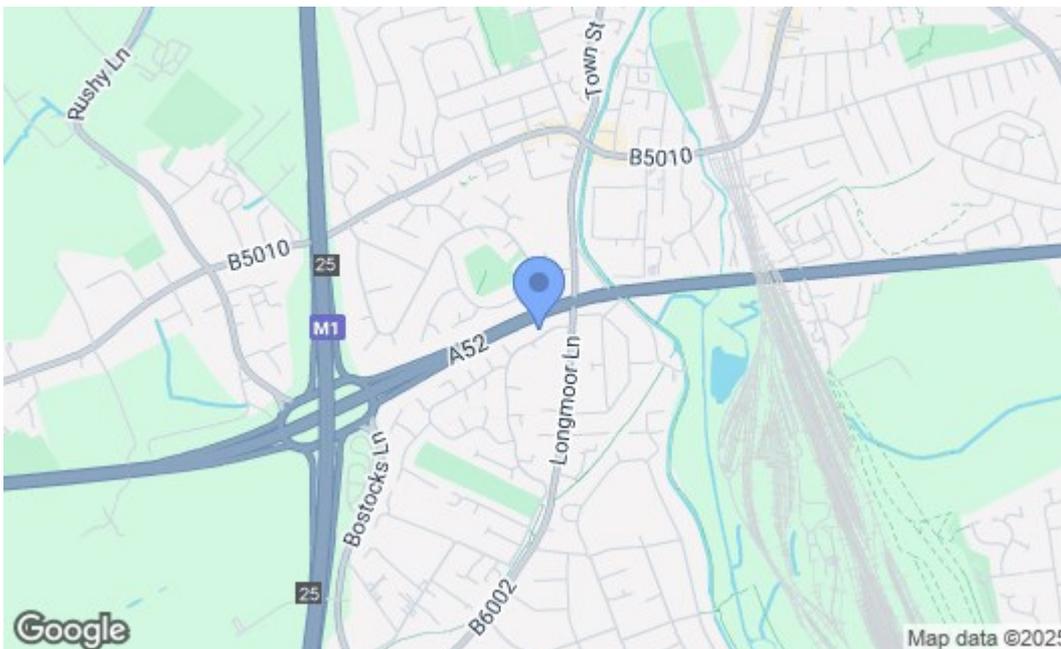
From our Stapleford Branch on Derby Road, continue into Sandiacre turning left at the Sandiacre traffic light onto Longmoor Lane. Take an eventual right hand turn onto Sandingham Road and the property can then be found on the right hand side.

REF:9208NH





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.