

Starch Lane  
Sandiacre, Nottingham NG10 5EB

**Offers Over £200,000 Freehold**

A SURPRISINGLY SPACIOUS THREE  
BEDROOM MID TOWN HOUSE.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION IN A READY TO MOVE INTO CONDITION.

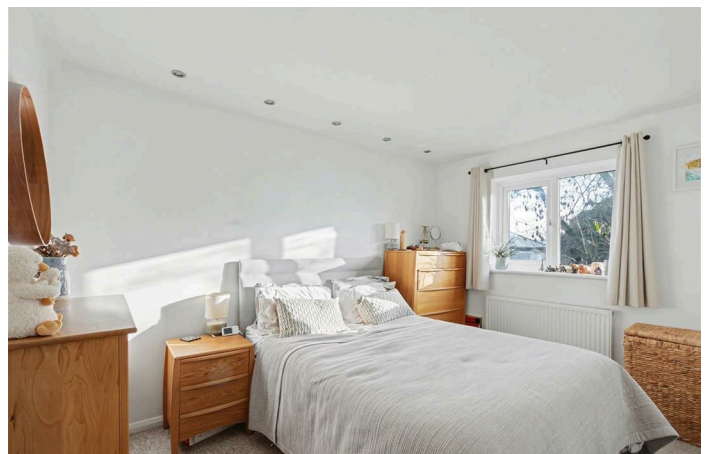
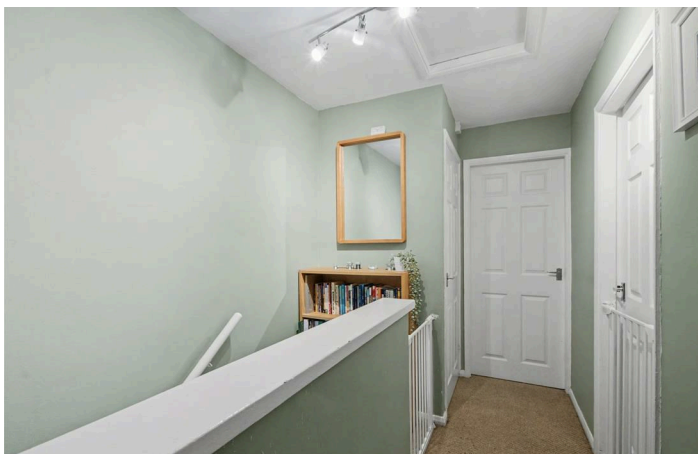
Situated in an elevated position with an attractively landscaped rear garden with patio and lawn. The property also provides a private parking area to the rear shared with the neighbouring properties.

With accommodation on two floors, the ground floor comprises of an entrance hall, spacious lounge and rear full width breakfast kitchen. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from an upgraded combination boiler system and radiators in 2022, new windows in 2022, new back door, as well as an upgrade to the consumer box and useful storage space in the loft area.

The property is situated within easy reach of excellent nearby schooling for all ages, good road network and transport links, such as the A52 for Nottingham and Derby and Junction 25 of the M1 motorway. There is also easy access to the tram services situated at Bardills roundabout, as well as Ilkeston, Beeston and Long Eaton train stations.

The property is in a ready to move into condition and is equally suited to both first time buyers and families alike. We highly recommend an internal viewing.



## ENTRANCE HALL

5'10" x 3'4" (1.80 x 1.03)

Composite double glazed front entrance door, staircase rising to the first floor, door to lounge.

## LOUNGE

17'0" x 11'5" (5.20 x 3.50)

Useful understairs storage cupboard, radiator, double glazed window to the front, media points, laminate flooring, door to dining kitchen.

## BREAKFAST KITCHEN

14'10" x 8'4" (4.54 x 2.55)

The kitchen is equipped with a matching range of fitted wall, base and drawer units with work surfacing and one and a half bowl composite sink with mixer tap. Electric cooker point, plumbing for the washing machine, as well as further appliance space and space for table and chairs, breakfast bar, space for double oven, cupboard housing the wall mounted gas fired combination boiler (replaced in January 2022), radiator, double glazed window to the rear, new back door (2022) to the rear garden.

## FIRST FLOOR LANDING

Storage cupboard, hatch leading to a useful half boarded loft space, doors to all bedrooms and bathroom.

## BEDROOM ONE

12'0" x 8'5" (3.67 x 2.58)

Built-in wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

11'4" x 8'5" (3.47 x 2.57)

Built-in wardrobe, radiator, double glazed window to the rear.

## BEDROOM THREE

8'0" narrowing to 6'5" x 6'2" (2.44 narrowing to 1.97 x 1.88)

Radiator, double glazed window to the front.

## BATHROOM

6'4" x 6'0" (1.94 x 1.85)

Incorporating a modern white three piece suite comprising

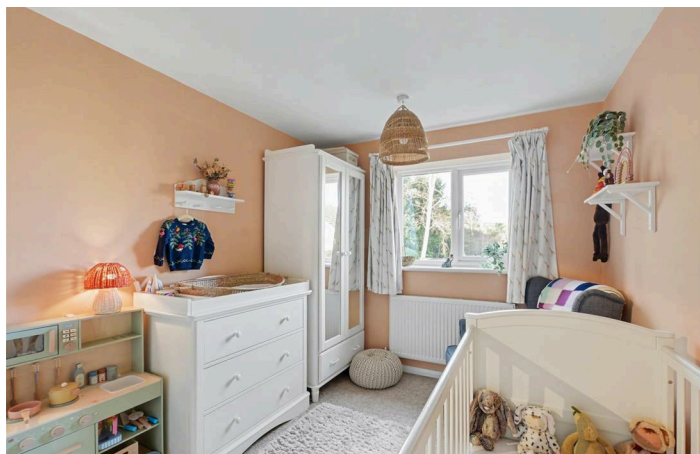
pedestal wash hand basin with mixer tap, push flush WC, panel bath with electric shower over, radiator, double glazed window.

## OUTSIDE

The property is situated in an elevated position set back from the road, set within a retaining wall and stepped access leading to a small frontage and front entrance door. The rear garden is enclosed and simply landscaped with patio and lawn with sleeper dwarf retaining walls and pathway leading to the foot of the plot where there is a pedestrian gate which leads to the rear courtyard where the property has the use of a car parking area shared with the neighbouring row of terraced properties.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the railway bridge onto Station Road. At the traffic lights, turn right onto Town Street and follow the road to the right onto Lenton Street. At the base of the hill, turn left onto Starch Lane and the property can be found on the right hand side, identified by our For Sale board.





**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR  
369 sq ft. (34.3 sq m.) approx.

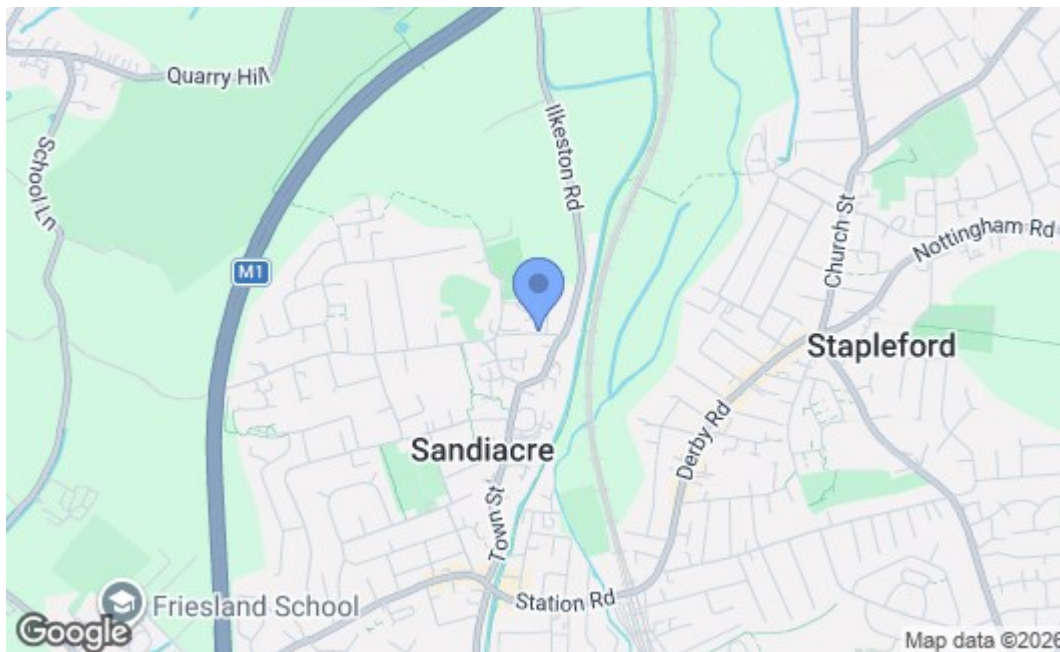
1ST FLOOR  
376 sq ft. (35.0 sq m.) approx.



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TOTAL FLOOR AREA: 745 sq ft. (69.2 sq m.) approx.

When every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings and cupboards have not been taken and are approximate. The figures are for guidance only and do not constitute a contract. The actual figures may vary slightly from those shown and the purchaser should verify the figures by their own measurements and/or by a professional surveyor. The actual figures may vary slightly from those shown and the purchaser should verify the figures by their own measurements and/or by a professional surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.