



Princess Drive  
Sandiacre, Nottingham NG10 5LU

**£300,000 Freehold**

A THREE BEDROOM DETACHED HOUSE.



Offered for sale this traditional three bedroom detached house situated in a small cul de sac in this highly regarded residential suburb.

This immaculately presented period style property benefits from gas fired central heating served from a combination boiler (approx. 7 years warranty remains), uPVC double glazed windows throughout, a useful cloakroom/WC and two well proportioned reception rooms.

Other features of this property include a fully fitted kitchen with built-in appliances and a modern bathroom/WC.

The property is situated on Princess Drive, a cul de sac off Longmoor Lane. The property being set back from the road and attractive frontage with off-street parking, with gates to further parking. There are colourful, generous South facing rear gardens with a raised terraced patio (great for alfresco dining), lawns and a useful garden cabin which could be used as a workshop, summerhouse, den, mancave, etc.

A great location for families and commuters alike as schools for all ages are within easy reach as is the A52 and Junction 25 of the M1 motorway. For those who enjoy the outdoors, Sandiacre canal is a short stroll away and many more facilities not just in Sandiacre but the nearby towns of Stapleford and Long Eaton.

A great property for families and couples and an early internal viewing comes highly recommended.



## HALLWAY

15'2" x 3'3" (4.63 x 1)

A welcoming light and airy space with radiator, stairs to the first floor with understairs store cupboard, double glazed window, composite double glazed front entrance door.

## CLOAKS/WC

Housing a two in one WC and wash hand basin.

## LIVING ROOM

13'11" x 11'0" (4.25 x 3.37)

Inset living flame gas fire with feature surround, radiator, double glazed bay window to the front.

## DINING ROOM

10'9" x 11'0" (3.3 x 3.37)

Feature inset fireplace, radiator, double glazed French doors to the garden.

## KITCHEN

15'7" x 6'4" (4.75 x 1.94)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl ceramic sink unit with single drainer. Electric oven, gas hob and extractor hood over. Integrated appliances including dishwasher, fridge and freezer. Plumbing and space for washing machine, cupboard housing "Baxi" combination boiler (for central heating and hot water). Radiator, double glazed windows and door to the rear.

## FIRST FLOOR LANDING

Double glazed window, spindle balustrade. Doors to bedrooms and bathroom.

## BEDROOM ONE

11'5" x 11'0" (3.5 x 3.37)

Fitted wardrobes, ornate cast iron fireplace, two double glazed windows to the front.

## BEDROOM TWO

11'0" x 11'1" (3.37 x 3.38)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'7" x 6'5" (2.33 x 1.97)

Radiator, double glazed window to the front.

## BATHROOM

6'3" increasing to 8'0" x 5'6" (1.91 increasing to 2.46 x 1.68)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, corner bath with thermostatically controlled shower over. Partially tiled walls, feature flat panel radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a block paved driveway and forecourt providing parking for at least three vehicles. The front garden has a shaped lawn with inset flowerbed, shrub/flower borders, ornamental trees and is walled and hedged in. There are twin wooden gates to the side elevation providing a continuation of the driveway for further off-street parking. There is a generous rear garden with large raised terraced patio area with raised shrub and flower planters, gentle steps leading to the main garden which is laid to lawn flanked with colourful ornamental trees and shrubs. There is a generous garden cabin/summerhouse. Outside lighting and external power sockets, outside tap.

## COUNCIL TAX

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating from combination boiler

Septic Tank – No

Broadband – Yes

Phone Signal – information not available

Sewage – Mains supply

Flood Risk – Rivers no flood risk - Surface water low risk

Flood Defenses – No

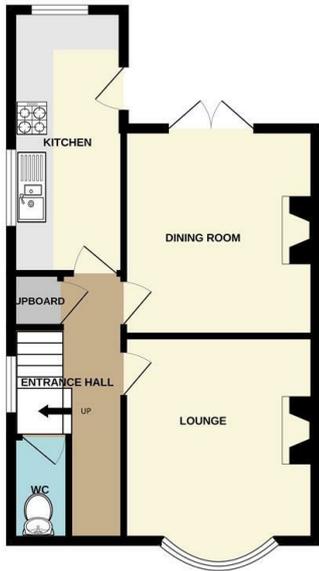
Non-Standard Construction – No

Any Legal Restrictions – No

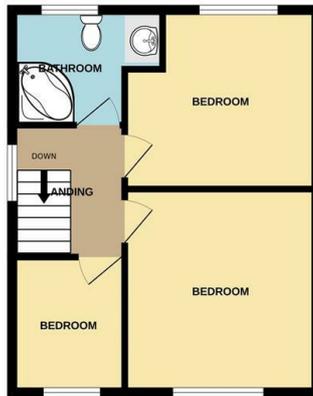
Other Material Issues – No



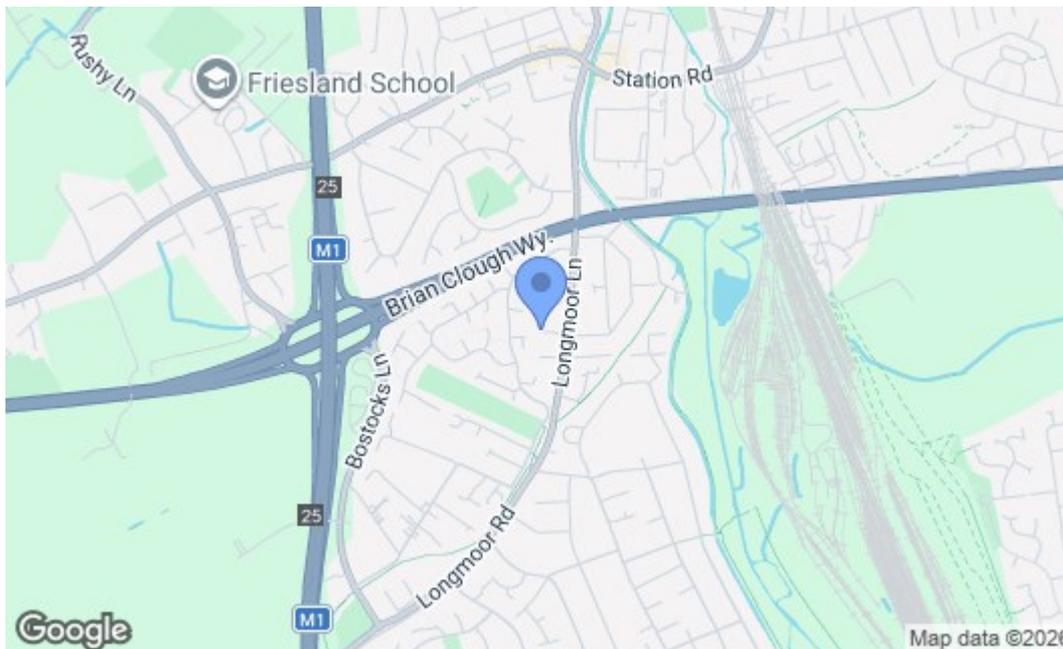
GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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	

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