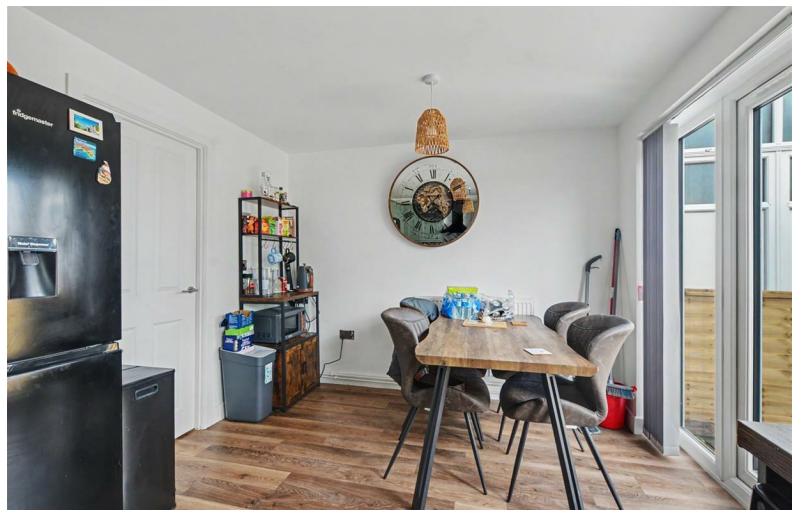




Linden Grove
Sandiacre, Nottingham NG10 5EG

£195,000 Freehold

A TWO BEDROOM NEO-GEORGIAN
STYLE MID TOWN HOUSE.



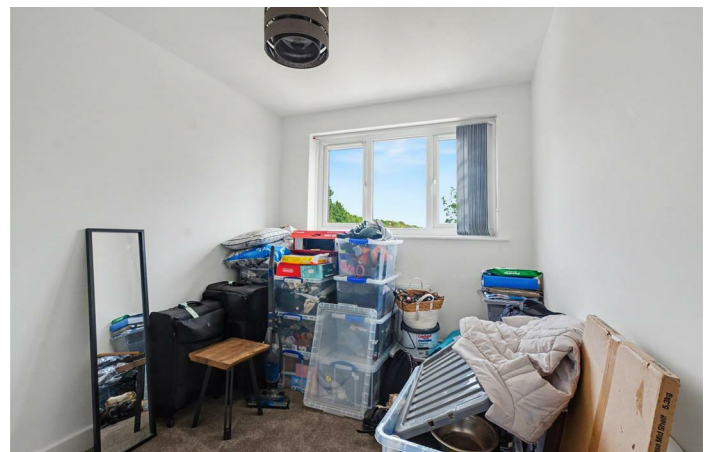
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND RECENTLY REFURBISHED NEO-GEORGIAN STYLE TWO BEDROOM TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, lounge and kitchen diner. The first floor landing then provides access to two bedrooms and a modern three piece bathroom suite.

The property also benefits from gas central heating from combination boiler, double glazing, off-street parking and generous rear garden, along with a garage within a block.

The property is located in this quiet residential cul de sac offering easy access to excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to outdoor space including Stoney Clouds Nature Reserve, and transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is in a ready to move into condition and we believe would be ideal for both first time buyers and young families alike. We highly recommend an internal viewing.



ENTRANCE HALL

4'9" x 4'1" (1.46 x 1.27)

Composite front entrance door, radiator, staircase rising to the first floor, meter cupboard. Door to lounge.

LOUNGE

16'2" x 13'9" (4.94 x 4.20)

Double glazed bow window to the front, radiator, media points.

DINING KITCHEN

13'8" x 10'5" (4.19m x 3.18m)

The kitchen comprises a matching range of fitted sage green base and wall storage cupboards and drawers, with laminate-style work surfaces incorporating single sink and draining board with central swan-neck style mixer tap with decorative tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, space for fridge/freezer, plumbing for washing machine. Double glazed window to the rear (with fitted blinds), uPVC double glazed French doors opening out to the rear garden, ample space for dining table and chairs, radiator. Door to lounge.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

13'9" x 10'7" (4.20 x 3.25)

Double glazed window to the front (with fitted blind), radiator. Useful storage cupboard which houses the gas fired combination boiler (for central heating and hot water).

BEDROOM TWO

10'10" x 7'8" (3.31 x 2.36)

Double glazed window to the rear (with fitted blinds), radiator.

BATHROOM

7'6" x 5'8" (2.30 x 1.73)

Modern white and recently installed three piece suite comprising panel bath with foldaway glass shower screen with mains dual attachment multi-jet shower and mixer tap, push flush WC, wash hand basin with mixer tap and

storage cabinets beneath. Tiling to the walls and floor, ladder towel radiator, double glazed window to the rear, extractor fan.

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a gravel stone driveway providing off-street parking with pathway providing access to the front entrance door. Access to the side of the property is shared with the neighbour and provides access to the garage within a block.

TO THE REAR

The rear garden is split into various sections with an initial raised decked entertaining space with picket-style fence and stepped access leading down to the lower part of the garden which incorporates a built-in seating area, paved patio and leads onto an easy to maintain gravelled garden with two planted flowerbeds. From within the garden, there is a personal access gate to the rear and personal access door into the rear of the garage.

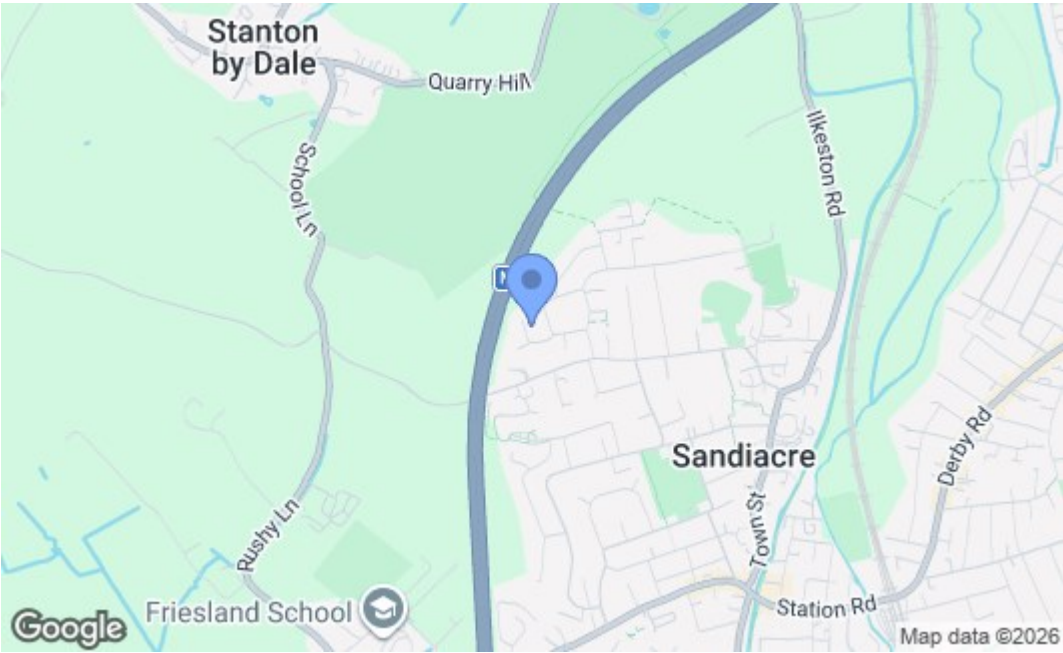
GARAGE WITHIN A BLOCK

Up and over door to the front, personal access door to the rear into the rear garden.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and follow the bend all the way round onto Stanton Road. Continue in the direction of Stanton by Dale, before taking an eventual right hand turn onto Coronation Avenue. Take the first left onto Sycamore Crescent and then veer left onto Poplar Avenue. Follow the road onto Linden Grove and the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.