



Balmoral Close,  
Sandiacre, Nottingham  
NG10 5LF

**£259,000 Freehold**





A TWO DOUBLE BEDROOM DETACHED BUNGALOW FOUND ON A QUIET, SOUGHT AFTER CUL-DE-SAC IN SANDIACRE, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this detached bungalow, being sold with NO UPWARD CHAIN. The property is constructed of brick and benefits from gas central heating, double glazing throughout, driveway, double car port and detached single garage with enclosed rear garden.

The property briefly comprises of a porch, entrance hallway leading to the kitchen, lounge/diner overlooking the rear garden, two double bedrooms and bathroom. Outside to the front there is a lawned area with established shrubs with driveway to the side leading to the single detached garage with a block paved path leading to the porch. The very well maintained rear garden is mainly laid to lawn with established bushes providing privacy with a patio area. There is also a large shed for garden storage behind the detached garage.

Transport links for this property are fantastic while still being situated on a quiet cul-de-sac off Sandringham Road, the property is within easy reach of Long Eaton, Sandiacre and Stapleford. There are Tesco, Asda and Aldi stores along with many other retail outlets found in Long Eaton town centre, along with a short drive to Sandiacre and Stapleford. There are nearby healthcare and sports facilities with West Park Leisure Centre. There are excellent schools for all ages, if required, for all ages with transport links including junctions 24 and 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway and the A52 to Nottingham and Derby and other East Midlands towns and cities.





### Porch

5'6 x 3'7 approx (1.68m x 1.09m approx)

UPVC double glazed, ceiling light and tiled floor. Door to:

### Hallway

4' x 6'7 approx (1.22m x 2.01m approx)

UPVC double glazed door to the front, carpeted flooring, ceiling light, cupboard and radiator. Loft access hatch and doors to:

### Kitchen

9'6 x 6'8 approx (2.90m x 2.03m approx)

UPVC double glazed bay window to the front, linoleum flooring, ceiling light, Baxi combi boiler (5 years old), wall and base units with work surfaces over, inset sink and drainer, space for a washing machine and free standing cooker, space for an under counter freezer, tiled walls and floor.

### Living Room

17'7 x 11'2 approx (5.36m x 3.40m approx)

Aluminium sliding double glazed patio doors to the rear garden, carpeted flooring, ceiling light, radiator and a brand new electric fire.

### Bedroom 1

11'2 x 9'8 approx (3.40m x 2.95m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator and in-built sliding door wardrobes.

### Bedroom 2

8'5 x 8'9 approx (2.57m x 2.67m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and a radiator.

### Bathroom

6'3 x 5'1 approx (1.91m x 1.55m approx)

Obscure UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, three piece suite with electric shower over the bath and an extractor fan.

### Outside

To the front of the property there is a lawned area with established shrubs with driveway to the side leading to the

single detached garage with a block paved path leading to the porch.

The rear garden is mainly laid to lawn with established bushes providing privacy with a patio area.

### Garage

8'2 x 15'8 approx (2.49m x 4.78m approx)

Up and over door to the front, window and a wooden side pedestrian door, power and lighting.

### Car Port

Up and over door, light and power.

### Directions

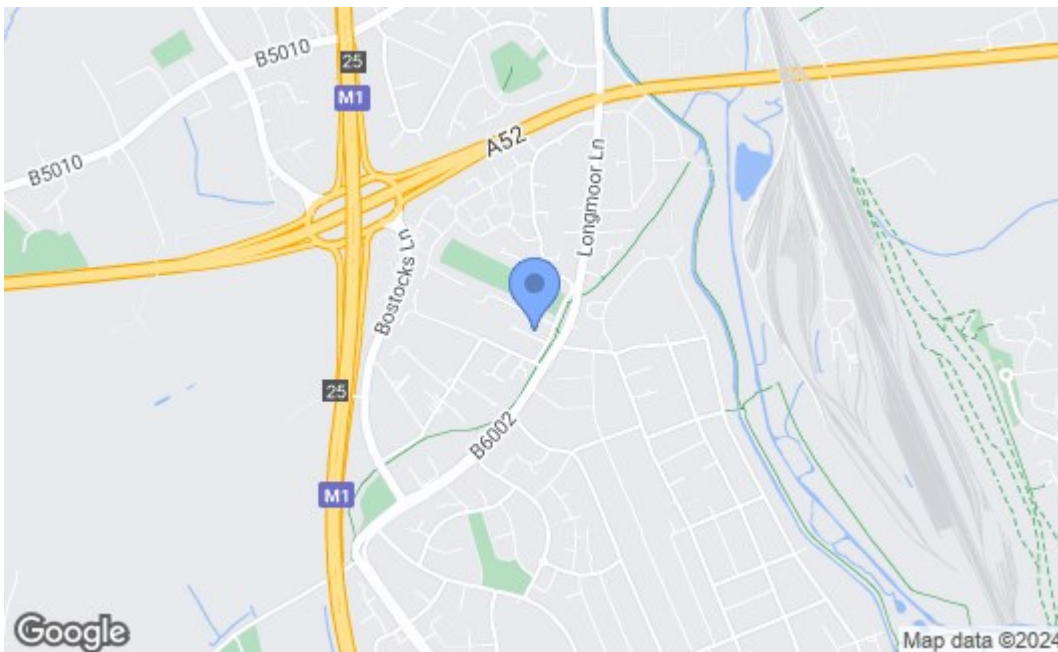
The bungalow is best approached by leaving Long Eaton along Derby Road, turning right into College Street and left at the roundabout at the head of College Street and immediately right. Turn right into Sandringham Road and Balmoral Close is found as a turning on the left hand side prior to the playing fields.

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### Council Tax

Erewash Borough Council Band C





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			
<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	

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.