Robert Ellis

look no further. . .







Lancaster Avenue
Sandiacre, Nottingham NG10 5GW

AN EXTENDED THREE BEDROOM
DETACHED FAMILY HOUSE.

**£340,000 Freehold**



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

With accommodation over two floors, the ground floor comprises entrance hall with useful ground floor WC, living room, extended kitchen and separate sitting/family room. The first floor landing then provides access to three bedrooms, shower room and separate WC.

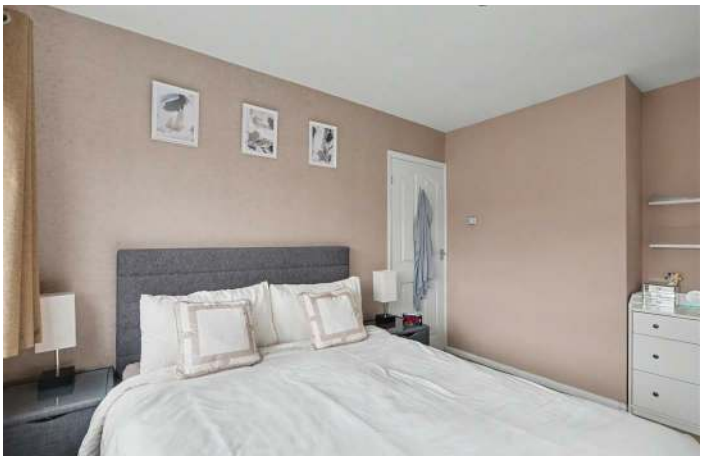
The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the front and side, as well as a detached garage and generous rear garden.

The property sits favourably in this popular and established residential location within easy reach of excellent nearby schooling for all ages, good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham tram terminus at Bardills roundabout and the i4 bus service.

Shops and services are easily accessible in the towns of Stapleford and Long Eaton, as well as open countryside.

The property benefits from granted planning permission as of April 2025 to construct a first floor extension to the rear of the property. Planning Ref. ERE/0225/0006 for further information via the Erewash Planning Portal.

We believe the property will make an ideal long term family home and highly recommend an internal viewing.





## ENTRANCE HALL
16'6" x 7'4" (5.04 x 2.26)
Feature composite and double glazed front entrance door, two radiators, laminate flooring, double glazed window to the side (with fitted blind), staircase rising to the first floor with decorative wood spindle balustrade, spotlight, wall light points, useful understairs storage space and cabinets, additional double glazed side window. Door to living room and sliding panel and glazed door into the kitchen.

## WC
5'5" x 2'11" (1.67 x 0.90)
Recently installed modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashback and useful storage cabinet beneath. Double glazed window to the front, tiled floor, ladder towel radiator, wall mounted consumer box.

## LIVING ROOM
22'5" x 11'3" (6.84 x 3.43)
Double glazed window to the front (with fitted blinds), coving, wall light points, two radiators, media points, feature Adam-style fire surround with decorative insert and curved hearth housing a coal effect fire.

## BREAKFAST DINING KITCHEN
18'1" x 9'1" (5.52 x 2.79)
The kitchen comprises a matching range of fitted base and wall storage cupboards and pull-out drawers, with ample marble effect work surface space with inset four ring induction hob with curved extractor canopy over. Built-in double oven, space for full height fridge/freezer, plumbing for washing machine and dishwasher, double glazed windows to both the side and rear (with fitted blinds), uPVC panel and double glazed exit door to outside (with inset blinds), feature vertical radiator, tiled floor, ample space for table and chairs, spotlights. Boiler in kitchen cupboard. Door to family/sitting room.

## SITTING/FAMILY ROOM
9'7" x 9'0" (2.93 x 2.75)
Double glazed window to the rear (with fitted blinds), radiator, laminate flooring.

## FIRST FLOOR LANDING
Double glazed window to the side (with fitted blind), useful storage closet, decorative wood spindle balustrade, dado rail. Loft access point with pull-down wooden loft ladder to a boarded, lit and insulated loft space (ideal for storage). Doors to all bedrooms, bathroom and separate WC.

## BEDROOM ONE
11'0" x 10'0" (3.37 x 3.07)
Double glazed window to the rear (with fitted blind) overlooking the rear garden and far reaching views beyond, radiator.

## BEDROOM TWO
11'5" x 10'7" (3.50 x 3.25)
Double glazed window to the front with fantastic views, radiator, fitted double wardrobe with matching overhead storage cupboards.

## BEDROOM THREE
7'6" x 7'3" (2.29 x 2.21)
Double glazed window to the front (with fitted blind), radiator.

## BATHROOM
5'8" x 5'5" (1.73 x 1.66)
Modern and recently updated white two piece suite comprising panel bath with mixer tap, mains shower over and curved edge glass shower screen, wash hand basin with mixer tap. Fully tiled walls and floor, wall mounted bathroom cabinet, ladder towel radiator, LED spotlights, extractor fan, double glazed window to the rear (with fitted blind).

## SEPARATE WC
5'5" x 2'9" (1.67 x 0.85)
Housing a modern white push flush WC with fully tiled walls and floor, double glazed window to the rear, radiator, spotlights.

## OUTSIDE
To the front of the property, there is a lower kerb entry point to a tarmac driveway with decorative block paved edging and brick boundary wall providing off-street parking. Access then continues down the right side of the property providing further off-street parking leading to the detached garage and into the rear garden.

## TO THE REAR
The rear garden is a fantastic size, ideal for families. Large entertaining patio area with decorative block paved edging, pathway providing access to the foot of the plot. The garden consists of a shaped and well tended lawn with planted beds and borders housing a variety of bushes, shrubs, trees and plants. There is a summerhouse situated at the foot of the plot, useful garden shed and access to the detached garage via a personal access door from the side. The garden also benefits from an external water tap and lighting point.

## DETACHED GARAGE
approx 16'4" x 8'2" (approx 5 x 2.5)
Reconstructed in 2005, with a pitched roof, up and over door to the front, personal access door and window to the side, with power and lighting.

## DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road and proceed in the direction of Risley. Look for and take an eventual left hand turn onto York Avenue and take a left onto Shaftesbury Avenue. At the top of the road, turn left onto Lancaster Avenue and the property can be found almost immediately on the right hand side.

## AGENTS NOTE
The property benefits from granted planning permission as of April 2025 to construct a first floor rear extension. Further details can be found via the Erewash Planning Portal application reference ERE/0225/0006. Planning is granted until April 2028.



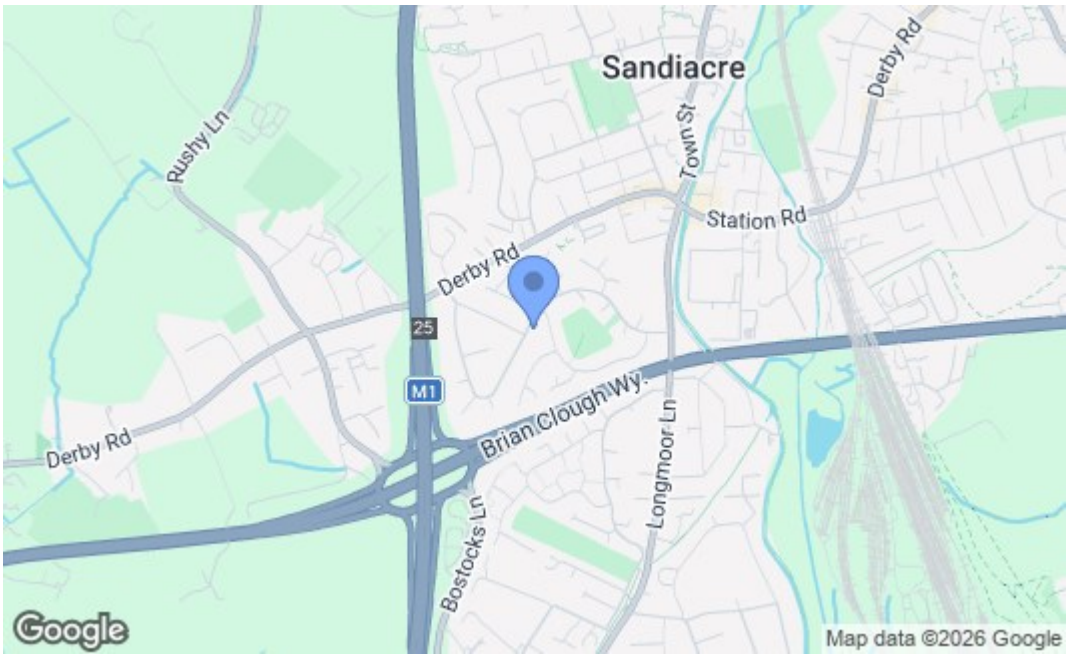


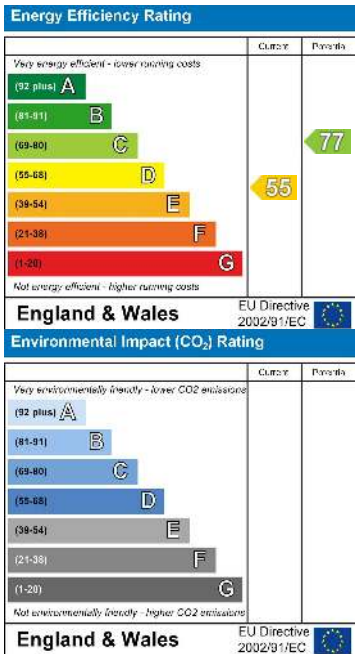









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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