Robert Ellis

look no further. . .







Longmoor Lane
Sandiacre, Nottingham NG10 5JQ

A THREE BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£174,995 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS THREE BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and dining kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property benefits from gas fired central heating, double glazing, off-street parking and enclosed garden to the rear.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling for all ages, good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at the Bardills roundabout.

There is also easy access to the shops, services and amenities located in the neighbouring towns of Stapleford and Long Eaton, as well as green space and outdoor access including the Erewash Canal footpath which is just a short walk away.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
11'5" x 5'8" (3.49 x 1.75)
uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, radiator, useful understairs storage space with double power point, door to kitchen and archway opening through to the lounge.

LOUNGE
11'2" x 11'1" (3.42 x 3.40)
Double glazed window to the front, coving, radiator, full width brick and tile fireplace incorporating a coal effect gas fire with display shelving.

DINING KITCHEN
14'3" x 11'3" (4.36 x 3.44)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Space for cooker with extractor canopy over, plumbing for washing machine and dishwasher, with further space for full height fridge/freezer. Decorative beams to the ceiling, radiator, tiled floor, ample space for dining table and chairs, double glazed window to the rear overlooking the rear garden (with fitted blind), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room. Loft access point to an insulated loft space.

BEDROOM ONE
11'3" x 11'1" (3.45 x 3.39)
Double glazed window to the front, radiator, range of fitted bedroom furniture including wardrobes, drawers, dressing table and overhead storage cupboards.

BEDROOM TWO
11'2" x 9'4" (3.41 x 2.85)
Double glazed window to the rear, radiator, range of fitted bedroom furniture including bedside wardrobes, shelving unit, overhead storage cupboards and matching drawer unit with display shelving.

BEDROOM THREE
8'2" x 7'11" (2.49 x 2.42)
Double glazed window to the front, radiator, range of fitted bedroom furniture including a full height double storage cupboard housing the gas fired combination boiler, with matching overhead storage cabinets.

SHOWER ROOM
9'1" x 4'6" (2.78 x 1.38)
Three piece suite comprising walk-in wet room style shower with inset drain and mains shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Tiling to the walls and floor, double glazed window to the rear, LED spotlights, ladder towel radiator, wall mounted LED lit bathroom mirror.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a block paved style resin driveway providing off-street parking for 1/2 vehicles, matching resin block paved style pathway leading to the front entrance door with borders housing a variety of bushes and shrubs. Pedestrian access then leads down the side of the property into the rear garden. The rear garden is enclosed by timber fencing to the boundary lines and has an initial paved patio seating area (ideal for entertaining) with access to the brick garden store. The pathway then provides access to the foot of the plot with flowerbeds to the left housing a variety of mature bushes and shrubbery and a lawn area to the right with hedgerow running along the side of the lawn. To the rear, there is an "L" shaped raised flowerbed housing a variety of bushes, shrubs and trees. Within the garden, there is an external water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Turn left onto Longmoor Lane and head in the direction of Long Eaton. The property can be found on the left hand side, set back from the road.

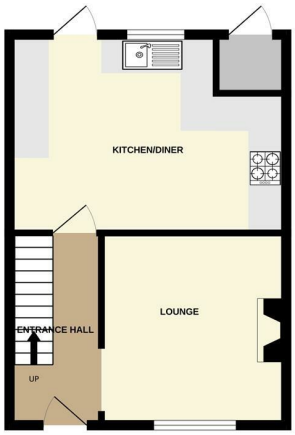


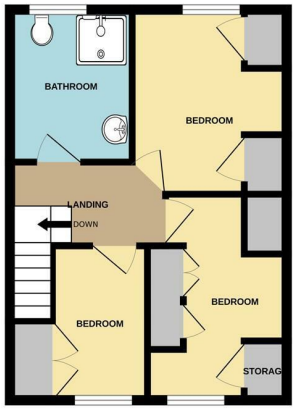


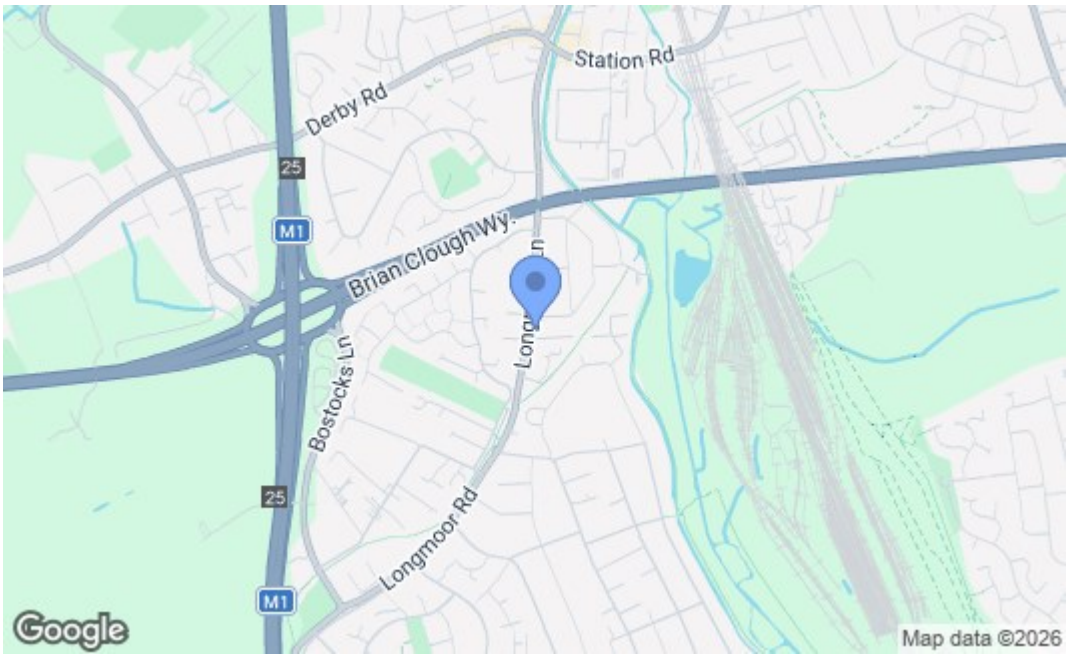


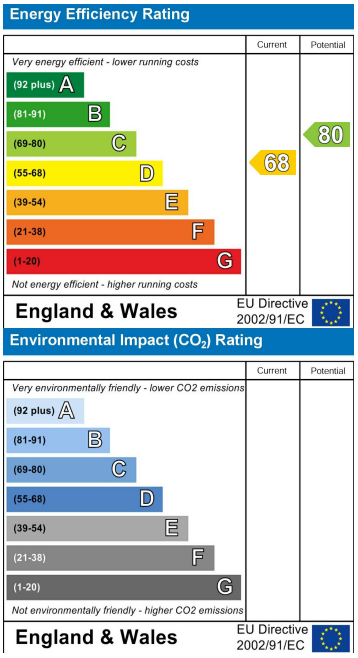












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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