Robert Ellis

look no further. . .







Mountfield Avenue
Sandiacre, Nottingham NG10 5LS

A THREE DOUBLE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC.

£225,000 Leasehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance lobby, generous dual aspect lounge/diner and kitchen. The first floor landing then provides access to three double bedrooms and a modern three piece shower room.

The property benefits from gas fired central heating from a recently installed combination boiler (located in the garage), uPVC double glazing, block paved driveway providing ample off-street parking, integral garage and enclosed garden space to the rear.

The property sits within close proximity of excellent nearby schooling for all ages and transport links such as the A52 for Nottingham and Derby, i4 bus service, Junction 25 of the M1 motorway and the Nottingham tram terminus situated at Bardills roundabout. Stapleford and Long Eaton are easily accessible and offer a wide variety of national and independent retailers and shopping facilities, as well as ample outdoor space and countryside including Hayworth Park.

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





ENTRANCE LOBBY
4'6" x 4'0" (1.39 x 1.24)
uPVC panel and double glazed front entrance door, double glazed windows to both the front and side, spotlight and further Georgian-style panel and glazed door leading through to the lounge/diner.

THROUGH LOUNGE/DINER
24'8" x 16'1" (7.53 x 4.91)
A dual aspect room with double glazed window to the front and recently installed double glazed sliding patio doors opening out to the rear garden and decking. Two radiators (both with display cabinets), media points, coving, two ceiling roses, feature Adam-style fire surround incorporating a display focal fire, useful understairs storage cupboard, turning staircase rising to the first floor, panel and half Georgian glazed door leading through to the kitchen.

KITCHEN
9'8" x 7'10" (2.96 x 2.40)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-effect roll top work surfaces incorporating a one and a half bowl sink unit with draining board and mixer tap, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear, uPVC panel and double glazed exit door, radiator and picture rail. The white goods in the kitchen can be included within the sale (if required).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, decorative wood spindle balustrade.

BEDROOM ONE
14'0" x 11'3" (4.27 x 3.44)
Double glazed window to the front, radiator and a range of fitted bedroom furniture including wardrobes, drawers, overhead storage cupboards, bedside cabinets and display shelving.

BEDROOM TWO
11'2" x 10'5" (3.41 x 3.18)
Double glazed window to the rear overlooking the rear garden, radiator and phone point.

BEDROOM THREE
11'3" x 7'5" (3.43 x 2.27)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, phone point and loft access point to an insulated loft space with drop down light cable.

SHOWER ROOM
8'2" x 7'4" (2.51 x 2.24)
Modern white three piece suite comprising double size shower cubicle with curved glass shower screen and mains shower, hidden cistern push flush WC and feature glass bowl wash hand basin with central mixer tap and shelving. Double glazed window to the rear, fully tiled walls and floor, mirror-fronted bathroom cabinet, spotlights, extractor fan and towel radiator.

OUTSIDE
To the front of the property, there is a good size block paved driveway providing ample off-street parking for several cars which in turn has access to the front entrance door and integral garage. The rear garden is enclosed by timber fencing to the boundary line and is designed for straightforward maintenance being predominantly decked (recently replaced) with a tiered raised sleeper style garden incorporating a mixture of coloured slate chippings and decorative stones. Externally, there is an outside water tap, power supply and brick built BBQ. There is access down the left hand side of the property where there is a useful shed and gated access leads back to the front.

GARAGE
Up and over door to the front, power and lighting. Housing the recently installed (2025) gas fired combination boiler (for central heating and hot water).

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take an eventual right hand turn onto Hayworth Road and then take a left turn onto Netherfield Road. Take the second left into the cul de sac of Mountfield Avenue and continue towards the end of the cul de sac where the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 999 years from mid 1960s. It is understood that the ground rent is £20 per annum and there is no service charge payable. We ask that you confirm this up to date information with your Solicitor prior to completion.













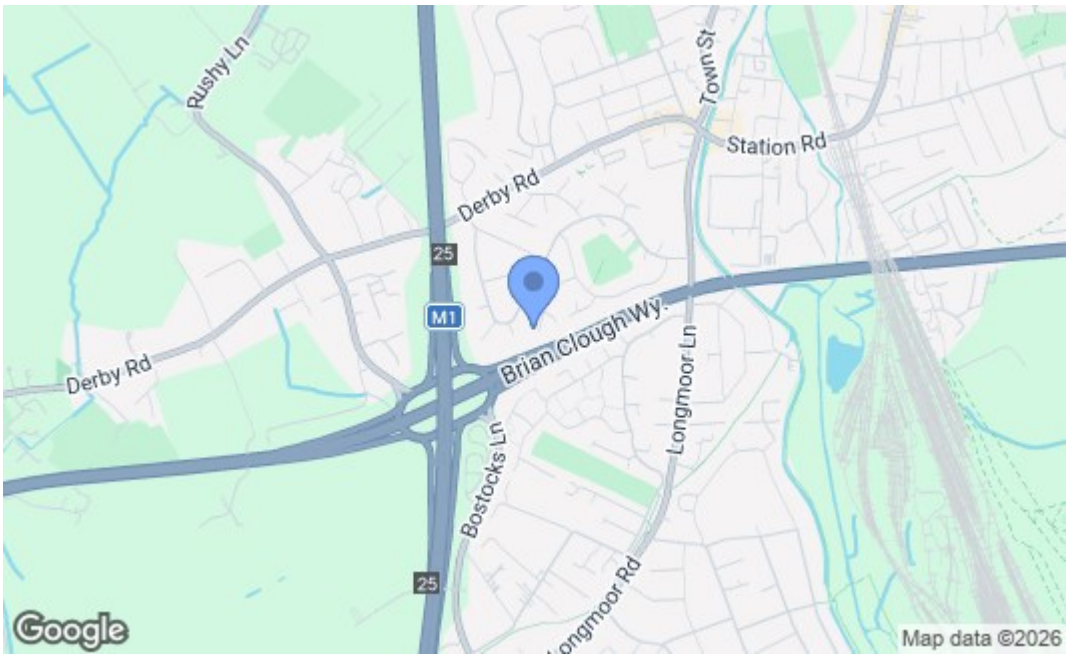

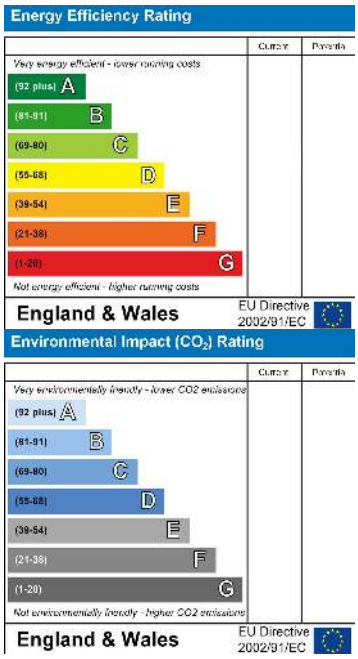

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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