



6 Sandpiper Way, Lenton, NG7 2EE
£210,000 Freehold


MARTIN&CO

Sandpiper Way, Lenton

2 Bedrooms, 1 Bathroom

£210,000

- Two Bedroom End Town House
- Cul-De-Sac Setting
- Off Road Parking For Two Cars
- Neutral Finish Throughout
- Enclosed Rear Garden
- No Onward Chain
- Excellent Location

Making an ideal first time purchase or investment opportunity this well presented two bedroom end town house is being offered with no onward chain and requires early viewing. The accommodation briefly comprises of a hallway, lounge, kitchen/diner, two bedrooms (both with fitted storage) and a modern bathroom. Externally the property has an enclosed rear garden and there is off road parking for two cars. Situated an enviable location is cul-de-sac setting the property are easy access to the QMC, University of Nottingham and the City Centre.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY Accessed by an external UPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' 6" x 10' 1" (4.11m x 3.07m) With a fitted carpet, uPVC double glazed bow window to the front elevation, gas fire and surround, wall mounted radiator, under stairs storage cupboard and ceiling light.

KITCHEN/DINER 13' 5" x 9' 2" (4.09m x 2.79m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, fridge/freezer standing, washing machine and dishwasher plumbing, vinyl floor covering, two UPVC double glazed windows to the rear elevation and external door to the rear garden, Worcester Bosch Combi boiler, wall mounted radiator and two ceiling lights.

LANDING With a fitted carpet, UPVC double glazed

window to the side elevation, storage cupboard, loft hatch and ceiling light.

MASTER BEDROOM 13' 6" x 9' 5" (4.11m x 2.87m) With a fitted carpet, two uPVC double glazed windows to the front elevation, over stairs storage cupboard, fitted wardrobe with sliding doors, wall mounted radiator and ceiling light.

BEDROOM TWO 9' 4" x 7' (2.84m x 2.13m) With a fitted carpet, a range of fitted wardrobes with sliding mirrored doors, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BATHROOM With a fitted white suite comprising of a panelled bath with electric shower over, low flush WC, pedestal wash hand basin, part wall tiling, opaque uPVC double glazed window to the rear elevation, vinyl floor covering, chrome heated towel rail and ceiling light.

EXTERNAL The property enjoys an enclosed rear

garden which is mainly laid to lawn with a patio area, a range of mature trees and shrubs, fenced boundary and secure gate access. To the front is a lawned garden and there are two allocated parking spaces providing off road parking.









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