

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Nottingham, NG15 7GN

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Guide Price £280,000 - £290,000

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SEMI DETACHED HOUSE...

This delightful semi-detached house is situated in a popular location, offering the perfect blend of convenience and comfort. Ideally placed close to a range of local shops, schools, and with excellent transport links, it's an ideal choice for a growing family. Upon entering, you are welcomed into a spacious entrance hall that provides access to the expansive living room, which is a bright and airy space, perfect for family gatherings. The fitted kitchen is well-equipped, and from here, double French doors open out onto a decked patio area, providing an excellent setting for outdoor dining or simply relaxing in the fresh air. On the lower ground floor, you'll find a generously sized fourth double bedroom, offering flexible accommodation for family members or guests. Adjacent to this is a three-piece bathroom suite, providing modern convenience. The utility room is another practical feature, with direct access to the rear garden, making everyday chores easy. Upstairs, the first floor comprises two further double bedrooms, both offering ample space and natural light. Additionally, there is a smaller third bedroom that could be ideal as a study, a child's room, or even a dressing room, depending on your needs. The first floor is completed by another modern three-piece bathroom suite. Outside, the property boasts a gravel driveway to the front, providing off-street parking and gated access to the rear garden. The enclosed rear garden is a peaceful retreat, with a well-maintained lawn, a patio area for outdoor relaxation, and a shed for extra storage. The garden is bordered by fence panels for privacy, and steps lead up to a decked seating area accessed from the back porch, offering an elevated view of the garden. The garden also benefits from additional gate access, ensuring convenience and security.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Two Three-Piece Bathroom Suites
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a picture rail, a radiator, and a UPVC door providing access into the accommodation.

### Living Room

15'3" x 11'3" (4.67m x 3.44m)

The living room has a UPVC double glazed bow window to the front elevation, a TV point, a feature Victorian cast iron fireplace, a picture rail, a radiator, and carpeted flooring.

### Kitchen

13'7" x 12'0" (4.15m x 3.67m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated double oven, a ceramic hob and extractor fan, an integrated dishwasher, space for a freestanding fridge freezer, space for a dining table, a radiator, an in-built cupboard, recessed spotlights, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

### Back Porch

The back porch has wood-effect flooring, and double French doors opening to the rear garden.

## LOWER GROUND

### Hall

The hall has carpeted flooring, and access to the low ground accommodation.

### Bedroom Four

21'9" x 10'9" (6.63m x 3.29m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, wood-effect and carpeted flooring, and access into the utility room.

### Utility Room

10'11" x 6'5" (3.34m x 1.96m)

The utility room has tiled-effect flooring, space and plumbing for a washing machine, and double French doors opening to the rear garden.

### Bathroom

6'8" x 5'1" (2.04m x 1.57m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, an extractor fan, a dado rail, partially tiled walls, and wood-effect flooring.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded loft, and access to the first floor accommodation.

### Bedroom One

10'11" x 10'0" (3.34m x 3.05m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes, a picture rail, and wood-effect flooring.

### Bedroom Two

10'4" x 10'2" (3.17m x 3.12m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a decorative feature fireplace a picture rail, and carpeted flooring.

### Bedroom Three

6'10" x 6'9" (2.10m x 2.06m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, and wood-effect flooring.

### Bathroom

6'9" x 6'0" (2.06m x 1.85m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a 'P' shaped panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, recessed spotlights, chrome heated towel rail, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a patio, a lawn, a shed, a fence panelled boundary, steps leading up to a decked patio seating area which can be accessed for the back porch, the rear garden also has gates access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 2200Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

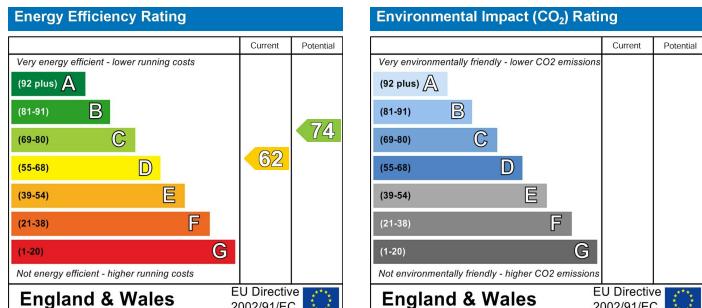
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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