

HoldenCopley

PREPARE TO BE MOVED

Bostocks Lane, Sandiacre, Derbyshire NG10 5NL

Guide Price £425,000 - £450,000

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WELL-PRESENTED FAMILY HOME...

This four bedroom detached house offers spacious accommodation whilst being exceptionally well-presented and decorated throughout making it the perfect home for any growing family. This much improved home is situated in a rural location with easy access to various local amenities and excellent commuting links via the M1. To the ground floor is an entrance hall, a dining room, a kitchen and a utility room complete with a W/C and a large living room running the full length of the property. The first floor offers a galleried landing providing access into four good-sized bedrooms serviced by two bathroom suites. Outside to the front is a double-width driveway with access into the double garage providing ample off-road parking for multiple cars and to the rear is a private enclosed well-maintained garden benefiting from multiple seating areas and plenty of sun exposure throughout the day!

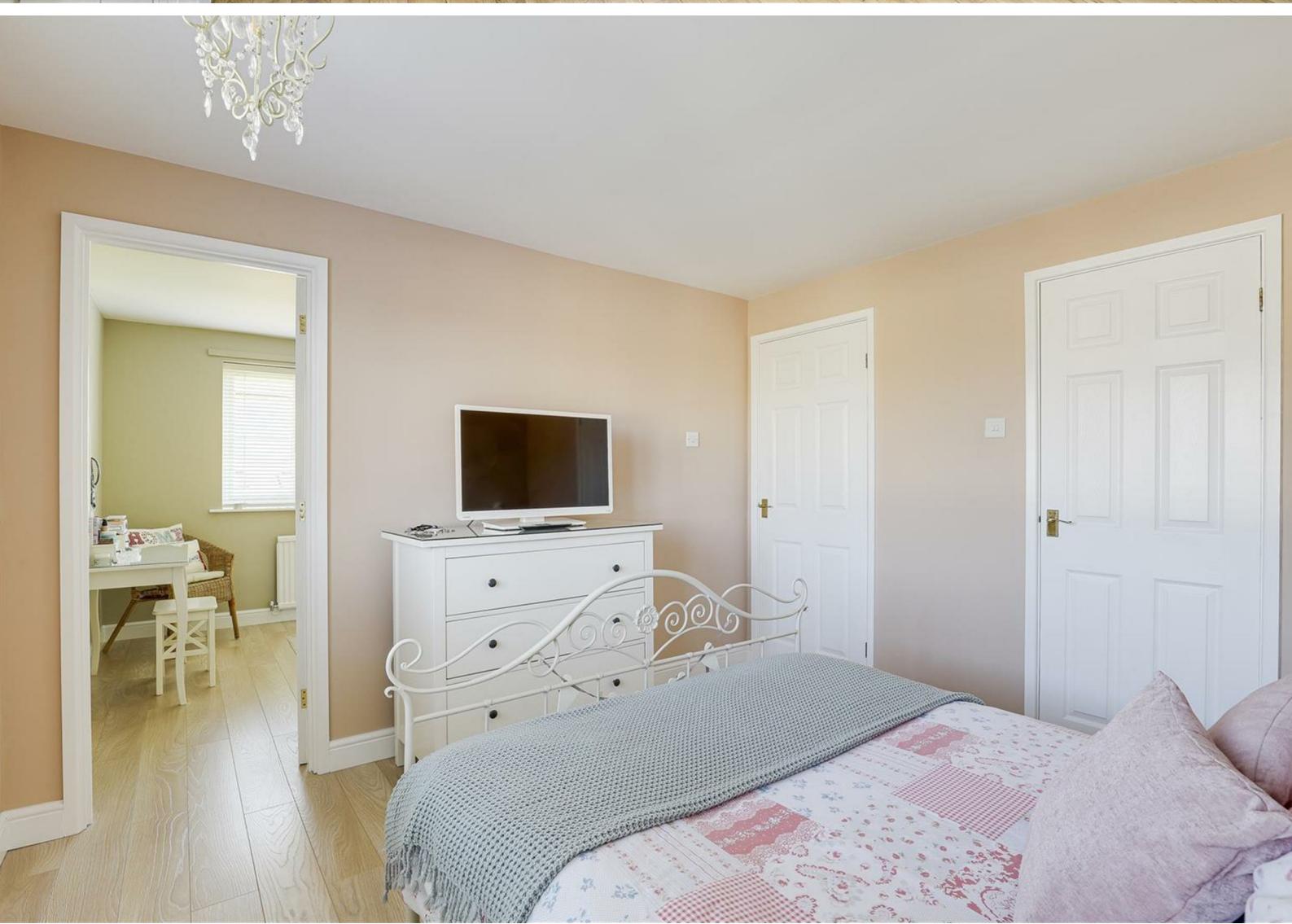
MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility & W/C
- Two Bathrooms
- Driveway & Double Garage
- Well-Maintained Garden
- Security Alarm Fitted
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 10'4" (3.85m x 3.17m)

The entrance hall has oak-effect laminate flooring, coving to the ceiling, carpeted stairs, a radiator, an in-built under stair cupboard, UPVC double-glazed obscure window panels to the front elevation, and a single composite door providing access into the accommodation.

Dining Room

12'7" x 10'9" (3.85m x 3.29m)

The dining room has a UPVC double-glazed window to the front elevation, oak-effect laminate flooring, coving to the ceiling, a radiator, and a TV point.

Kitchen

12'10" x 10'10" (3.93m x 3.31m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast style sink with a mixer tap, space for a range cooker, an extractor fan and a stainless steel splashback, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door to access the rear garden.

Utility Room

7'10" x 7'9" max (2.41m x 2.38m max)

The utility room has a rolled-edge worktop, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled flooring, tiled splashback and a UPVC double-glazed window to the rear elevation.

WC

10'5" x 7'4" (3.18m x 2.26m)

This space has a low level flush W/C, a pedestal wash basin, tiled splashback, oak-effect laminate flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Living Room

20'9" x 10'11" (6.34m x 3.33m)

The living room has two UPVC double-glazed windows to the front and side elevation, wooden flooring, a TV point, coving to the ceiling, two radiators, and a tiled hearth and wooden mantelpiece.

FIRST FLOOR

Landing

12'10" x 12'5" (3.93m x 3.80m)

The galleried landing has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

10'11" x 10'8" (3.35m x 3.27m)

The main bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator, direct access to the fourth bedroom / dressing room, and access into the en-suite.

En-Suite

7'6" x 5'2" (2.30m x 1.58m)

The en-suite has a low level dual flush WC, a vanity unit wash basin with fitted storage, a shower enclosure with a mains-fed shower, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

10'11" x 9'8" (3.33m x 2.97m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

10'6" x 8'9" (3.22m x 2.67m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bedroom Four

10'11" x 9'11" (3.34m x 3.04m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bathroom

7'6" x 6'11" (2.30m x 2.12m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted bath, tiled splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the double garage.

Double Garage

16'5" x 16'4" (5.01m x 4.99m)

The double garage benefits from having power points, lighting, and two up and over doors.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a further block-paved seating area, a range of decorative plants and shrubs, a greenhouse, courtesy lighting, fence panelling, brick boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available -

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

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.

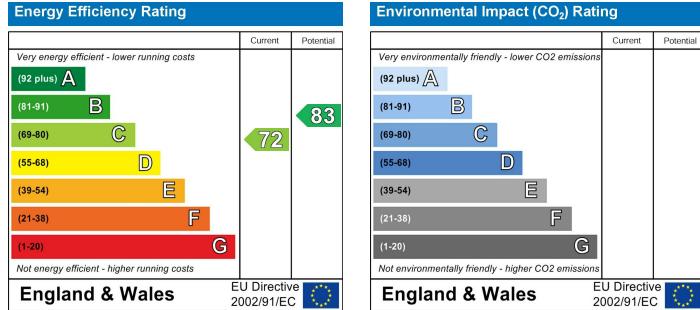
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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