Robert Ellis

look no further...

Bostocks Lane,
Risley, Nottingham
NG10 5NL

Price Guide £300-325,000

Freehold

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A WONDERFUL FOUR BEDROOM DETACHED FAMILY COTTAGE THAT COULD LEND ITSELF TO FURTHER COSMETIC IMPROVEMENT UPSTAIRS WITH OPEN PLAN KITCHEN DINER, DOUBLE GARAGE AND DRIVEWAY BEING SOLD WITH NO UPWARD CHAIN.

Being located on Bostocks Lane and with the benefit of NO UPWARD CHAIN, this individual detached property has been extended since being originally built and now provides four bedroom accommodation which is ready for immediate occupation. The property is larger than people will expect from just taking a casual glance from the front elevation so we recommend that interested parties do visit this lovely home so they can appreciate all that is included both in terms of the size of the ground and first floor accommodation and privacy of the garden at the rear for themselves. The property also lends itself to further cosmetic refurbishment and offers the potential for further development subject to obtaining the necessary permissions. The property has a living/dining kitchen at the rear which was re-fitted approximately 4 years ago with Shaker style units and appliances and there is Porcelanosa tiled flooring throughout this open plan living space. The property is well placed for easy access to amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

Standing back from Bostocks Lane with off road parking for 2 vehicles at the front, the property is constructed of brick with render to the front elevation, all under a pitched tiled roof to the main accommodation. The property derives all the benefits of having gas central heating and double glazing and includes a fully enclosed porch/hall leading through an internal door to the through lounge which includes a sitting area at the front with a feature hand made brick fireplace and a dining area to the rear, from which there are stairs taking you to the first floor and double opening oak glazed doors leading into the open plan living/dining area which has the kitchen fitted with grey Shaker style units and there are sliding double glazed doors leading out to the rear garden with the Porcelanosa tiling extending across the whole of this living space. There is a utility room which is fitted with matching units to the kitchen and off the utility room there is a ground floor w.c. To the first floor the split level landing leads to the four bedrooms, the shower room and large bathroom which includes a corner spa bath. Outside there is the car standing to the front, a double tandem integral garage to the right hand side and at the rear there is the private garden which has various sitting areas for people to enjoy outside living during the warmer months, a lawn, raised beds and it is kept private by having walls and brick work to the boundaries.

The property is within easy reach of shopping facilities found in Sandiacre and at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages which include the Risley Lower Grammar C of E primary school and Friesland senior school which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Enclosed porch having a wooden front door with two inset glazed panels, double glazed leaded windows to the sides and a wood panelled door leading to:

Lounge/Dining Room
28' x 12'6 approx (8.53m x 3.81m approx)
The through lounge includes a dining area with the lounge at the front and dining room at the rear.

Lounge
13' x 12'6 approx (3.96m x 3.81m approx)
Double glazed bow window to the front, feature hand made brick fireplace incorporating an electric fire and there is a gas point. The fireplace could be opened up so a log burner could be fitted. Wooden top TV plinth to one side and a double cupboard which houses the electricity meter and consumer unit, with shelving above, two radiators, wall light and there is a feature brick pillared walkway through to the dining area where there is a bar to the right hand side set in a recess beneath the stairs.

Dining Area
15'8 x 12'4 approx (4.78m x 3.76m approx)
Double glazed leaded window to the side, stairs with feature balustrade leading to the first floor, double oak doors with inset glazed panels leading into the living/dining kitchen and internal leaded window through into the kitchen.

Dining/Living Kitchen
19' reducing to 10'3 x 14'9 approx (5.79m reducing to 3.12m x 4.50m approx)
The kitchen area was re-fitted approximately four years ago and has grey Shaker style units with wood grain effect work surfaces and includes a ceramic 1½ bowl sink with a mixer tap set in a work surface which extends to three sides and has drawers, cupboards and an integrated dishwasher below, space for a cooking Range with a work surface to the right hand side with a cupboard under, hood and back plate to the cooking area, integrated upright fridge/freezer, matching eye level wall cupboards, recessed lighting to the ceiling and a double glazed window to the side.

From the sitting/dining area there are double opening double glazed sliding doors with double glazed matching side panels leading out to the private rear garden, aerial point and power points with a bracket for a wall mounted TV, Porcelanosa tiling extending across the whole of this open plan living space and into the utility room and ground floor w.c., recessed lighting with a dimmer switch to the ceiling, two wall lights and glazed door leading into:

Utility Room
5'8 x 4'9 approx (1.73m x 1.45m approx)
The utility room is fitted with matching units and work surfaces to the kitchen having a circular stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine below, built-in upright cupboards which house the gas boiler having cupboards beneath with shelving, double glazed windows to the side and rear and Porcelanosa tiled flooring.

Ground Floor w.c.
The w.c. is positioned off the utility room and has a white low flush w.c., opaque glazed window and Porcelanosa tiled flooring.

First Floor Landing
The split level landing has two access points to the roof space with the main access having a ladder which takes you to a part boarded loft with a light, double glazed window to the side and a double radiator.

Bedroom 1
12'5 x 12'3 approx (3.78m x 3.73m approx)
Double glazed window to the front, range of built-in wardrobes with cupboards over, glazed door to the landing, radiator and aerial point and power point for a wall mounted TV.

Bedroom 2
13'9 x 8'7 approx (4.19m x 2.62m approx)
Double glazed window to the rear, radiator, glazed door to the landing and laminate flooring.

Bedroom 3
10'7 x 8'7 max approx (3.23m x 2.62m max approx)
Double glazed window to the front, cornice to the wall and ceiling, radiator and glazed door to the landing.

Bedroom 4
12'5 x 9'4 reducing to 5'9 approx (3.78m x 2.84m reducing to 1.75m approx)
Has been used as an office space, could do with some cosmetic improvement. With double glazed window to the rear, glazed panel providing natural light over the stairs, radiator and a glazed door to the landing.

Shower Room
The shower room has a walk-in shower with a Redring electric shower, tiling to the walls, radiator with shelf over, double glazed window and X-pelair fan.

Bathroom
The large bathroom has a corner spa bath with mixer tap/shower, low flush w.c. and pedestal wash hand basin with mixer tap, double glazed window to the side, double radiator, tiling to the walls by the bath, w.c. and sink areas, copper lagged tank enclosed in an airing/storage cupboard, mirror fronted wall mounted cabinet and cornice to the wall and ceiling.

Outside
390'5" (119)
At the front of the property there is off road parking for two vehicles and there is a gate to the left of the property which leads to a path that takes you down to a second gate which leads to the rear garden.

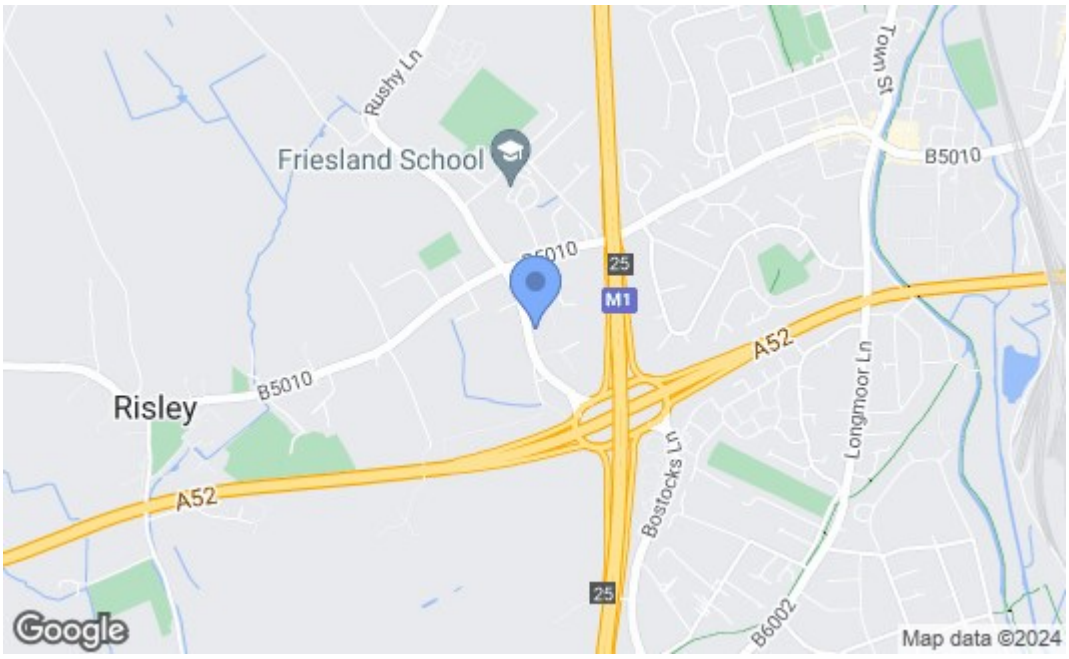
At the rear there is a slabbed patio which extends around the side of the house where a path takes you to the rear door of the garage. There is a lawned area and the garden has several places for people to sit and enjoy outside living which includes a decked area to the bottom right hand corner which has a pergola over. There are mature raised beds and various other plants and the garden is kept private by having walls and brickwork to the three boundaries. There is an outside light with outside water supply provided.

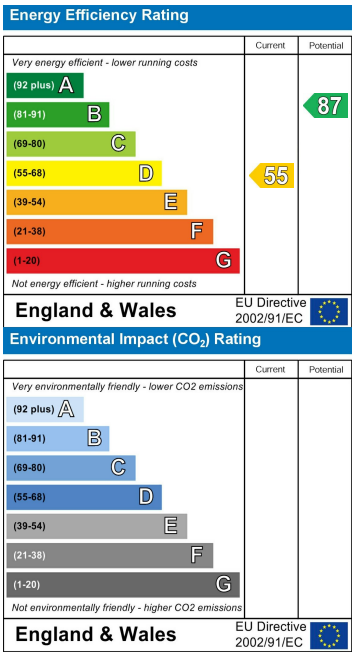
Garage
25'8 x 8'9 approx (7.82m x 2.67m approx)
Double tandem garage with an up and over door to the front with a door leading out to the rear, lighting and power points are provided and there are fitted wall and base storage units.

Directions
From the A52/J25 of the M1 motorway, proceed towards Sandiacre/Risley along Bostocks Lane and the property can be found on the right hand side as identified by our for sale board.
7287AMMP

Council Tax
Erewash Borough Council Band D

1497 sq.ft in total





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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