



Gatcombe Grove,  
Sandiacre, Nottingham  
NG10 5PN

**£209,950 Freehold**



BEING SITUATED ON A QUIET CUL-DE-SAC, THIS THREE BEDROOM SEMI DETACHED PROPERTY PROVIDES A LOVELY HOME THAT WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on Gatcombe Grove, this lovely semi detached property was originally built as a two bedroom home but has been changed into a three bedroom property. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the garden at the rear to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in the property for themselves. Gatcombe Grove is a quiet cul-de-sac which is well placed for easy access to many amenities and facilities provided by the area, including excellent transport links such as J25 of the M1 which is only a few minutes drive away.

The property is constructed of brick to the external elevations with the front being part rendered all under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an open porchway and front door, the accommodation includes a reception hall leading to the lounge which is positioned towards the rear of the house and this has patio doors leading into the conservatory which overlooks and leads out to the rear garden. The kitchen is positioned to the front of the house and this has been recently re-fitted with high quality white gloss handle-less units with integrated appliances and to the first floor there are three bedrooms and a luxurious bath/shower room. The house is ready for immediate occupation without a prospective purchaser having to carry out any work whatsoever which is something people will see when they view. There is an adjoining brick garage to the right hand side of the property and a driveway and hard standing area at the front. At the rear of the property there is the landscaped garden which includes various patios/seating areas, a lawn and the garden is kept private by having quality fencing to the boundaries.

The property is within easy of the amenities and facilities provided by Sandiacre and nearby Long Eaton which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Lidl store and Co-op convenience store in Sandiacre, there are excellent schools for all ages within easy reach and healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, 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

An open porch leading through a woodgrain effect UPVC front door with an inset decorative glazed panel to the reception hall.

## RECEPTION HALL

Stairs with handrail leading to the first floor, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, door with inset glazed panel leading to the kitchen, panelled door leading to the lounge.

## LOUNGE

13'6" x 11'8" (4.11m x 3.56m)

This main reception room has double glazed patio door leading through into the conservatory, UPVC door with inset double opaque glazed panel leading out to the rear garden, beams to the ceiling, radiator, built-in cloak/storage cupboard below the stairs and two wall lights.

## CONSERVATORY

7'6" x 7'6" (2.29m x 2.29m)

The conservatory has double glazed patio doors leading out to the rear garden with double glazed window to the right hand side and panelling to the wall on the left, there are fitted blinds to the patio doors and window, tiled flooring and a polycarbonate roof with fitted blinds.

## BREAKFAST KITCHEN

11'6" x 7'3" (3.51m x 2.21m)

The kitchen has been re-fitted over recent years with white gloss handle-less soft closing units and includes a sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has spaces for automatic washing machine and dishwasher, shelved cupboards including a bin cupboard and six drawers below, oven with cupboards above and below, integrated upright fridge/freezer, matching eye level wall cupboards with lighting below and a hood over the cooking area, tiles to the walls to the work surface areas which match the tiling on the floor, breakfast bar/work surface with seating for three people having a radiator under, cornice to the wall and ceiling, recessed lighting to the ceiling and a double glazed window to the front.

## LANDING

Opaque double glazed window to the side, hatch to the loft, recessed lighting to the ceiling and panelled doors leading to the bedrooms and bathroom.

## BEDROOM ONE

11'7" x 7'4" (3.53m x 2.24m)

Double glazed window to the front, radiator, recessed lighting to the ceiling and cornice to the wall and ceiling.

## BEDROOM TWO

11'8" x 7'3" (3.56m x 2.21m)

Double glazed window to the rear, radiator, recessed lighting to the ceiling and cornice to the wall and ceiling.

## BEDROOM THREE

8'6" x 6' (2.59m x 1.83m)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

## BATHROOM

The bathroom is fully tiled with a mirror to one wall and has a white suite including a bath with central mixer tap and a mains flow shower over with a folding protective screen, pedestal basin with a mixer tap, low flush WC, double opaque glazed window, tiled flooring, electric shaver point, chrome heated ladder towel radiator, mirror fronted wall cabinet, cornice to wall and ceiling, recessed lighting to the ceiling and a airing/storage cupboard housing the Ideal Atlantic gas boiler.

## GARAGE

18'2" x 8'3" (5.54m x 2.51m)

Adjoining brick garage with a pitched tiled roof, up and over door to the front with a door leading out to the rear, there is storage in the roof space over the garage and power points and lighting are provided.

## FRONT GARDEN

At the front of the property there is a driveway and hard standing area, access to the rear garden is through the garage and there is an outside water supply provided at the front of the property.

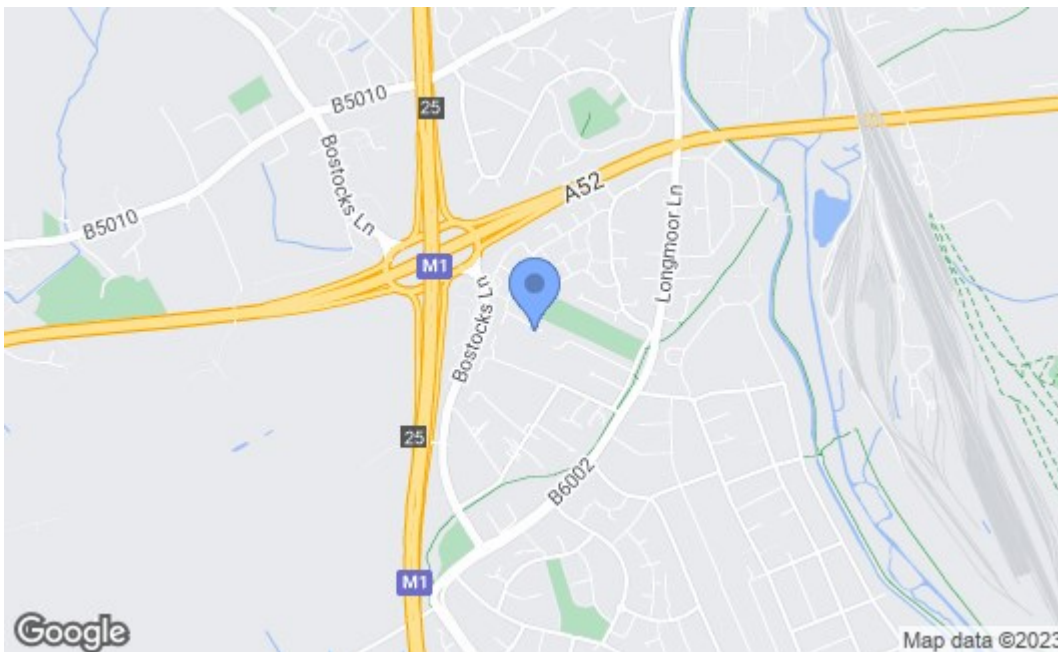
## REAR GARDEN

The rear garden is an important feature of this lovely home and has a slabbed patio to the immediate rear of the house with a path taking you to a second patio at the bottom of the garden. The slabbing extends to behind the garage where there is a wooden storage shed which will remain at the property when it is sold. There is a lawn with a raised bed and the garden is kept private by having good quality fencing to the three boundaries.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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