

Bostocks Lane,  
Sandiacre, Nottingham  
NG10 5ND

**£325,000 Freehold**



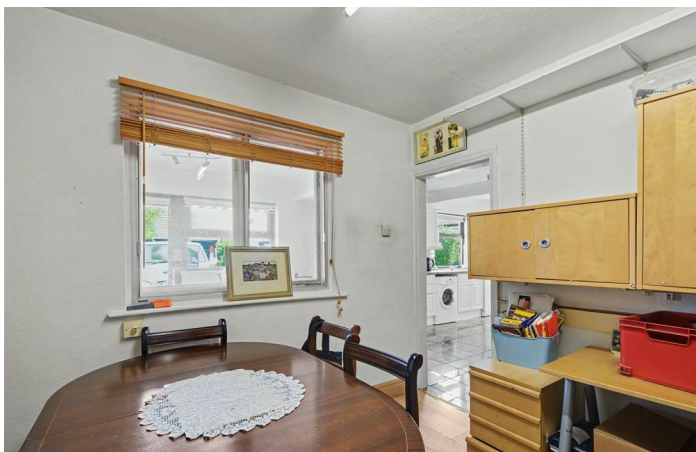
A VERY SPACIOUS TRADITIONAL EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH DETACHED DOUBLE GARAGE, OCCUPYING A GENEROUS CORNER PLOT BEING SOLD WITH NO UPWARD CHAIN!

This substantial and well-proportioned four bedroom semi-detached property offers an excellent opportunity for buyers seeking a home with space, character and the potential to further enhance and update to their own taste. Positioned on a generous corner plot in a quiet residential location within Sandiacre, the property enjoys a peaceful setting whilst remaining conveniently close to a range of transport links and local amenities. The accommodation is both versatile and expansive, featuring three reception rooms that provide flexible living space for modern family life, along with an impressive open-plan kitchen diner, ideal for entertaining and day-to-day living. To the first floor, the property boasts four well-sized bedrooms, including a superb master suite complete with a large four-piece bathroom. Externally, the property benefits from a driveway providing ample off-road parking, along with a detached double garage, adding further practicality and storage options. Offered to the market with no upward chain, this is a rare opportunity to acquire a spacious and characterful home with fantastic potential in a sought-after and well-connected location. An internal viewing is highly recommended in order to fully appreciate the size, layout and potential this property has to offer.

This spacious and highly versatile extended home offers flexible accommodation, ideal for modern family living and those looking to personalise a property to their own tastes. Situated on a generous corner plot in Sandiacre, with excellent access to transport links, this property presents a fantastic opportunity for further enhancement. Entering through the rear kitchen diner door, you are welcomed into a bright and open-plan living space, where the kitchen flows seamlessly into the dining area, creating a sociable hub of the home. From here, doors lead to a separate dining room, currently utilised as a home office, offering excellent flexibility. The property also benefits from a generous through lounge diner, which in turn provides access to the conservatory, allowing for additional living space and views over the garden.

The entrance hall leads to a further front-facing snug reception room, ideal as a cosy sitting room or additional family space. The property has been significantly extended over time, resulting in a substantial footprint with great scope for reconfiguration or updating to suit individual requirements. To the first floor, the landing provides access to four well-proportioned bedrooms and a family shower room. The master suite is a particular feature, offering a large dual-aspect bedroom along with a spacious en-suite. There is also the added benefit of ample built-in storage throughout the property. Externally, the property enjoys gardens to the front, whilst to the rear there is a large block paved patio and driveway providing off-road parking. Occupying a generous corner plot, this home offers both space and potential in equal measure.

Transport links for this property are fantastic as the property is within easy reach of Long Eaton, Sandiacre and Stapleford. There are Tesco, Asda and Aldi stores along with many other retail outlets found in Long Eaton town centre, along with a short drive to Sandiacre and Stapleford. There are nearby healthcare and sports facilities with West Park Leisure Centre. There are excellent schools for all ages, if required, for all ages with transport links including junctions 24 and 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway and the A52 to Nottingham and Derby and other East Midlands towns and cities.



### Entrance Hall

5'6 x 10'5 approx (1.68m x 3.18m approx)

Wooden front door with inset glazed panel, carpeted flooring, radiator, ceiling light, understairs storage cupboard, doors to:

### Snug

11'9 x 10'4 approx (3.58m x 3.15m approx)

UPVC double glazed bay window to the front, carpeted flooring, double radiator, ceiling light, TV point and electric fireplace.

### Dining Room

11' x 10'3 approx (3.35m x 3.12m approx)

Window into the kitchen, laminate flooring, ceiling light.

### Lounge

23'1 x 11'8 approx (7.04m x 3.56m approx)

UPVC double glazed bay window to the front, French doors into the conservatory and window to the side, double opening doors into the kitchen diner, carpeted flooring, two radiators, wall light, TV and internet point, cornice to the wall and ceiling, fireplace with inset gas fire, marble hearth and surround.

### Conservatory

9'4 x 10'5 approx (2.84m x 3.18m approx)

UPVC double glazed windows to the side, front and rear, tiled flooring.

### Extended Kitchen Diner

29' x 18'2 approx (8.84m x 5.54m approx)

The P shaped kitchen diner has a UPVC double glazed door to the side, two UPVC double glazed windows to the rear, grey gloss tiled floor, three ceiling lights, cornice to the wall and ceiling, two radiators, doors to the understairs storage cupboard, doors to the lounge and dining room. The kitchen consists of cream Shaker style wall, drawer and base units to four walls with laminate roll edged work surface over, stainless steel inset sink and drainer, wine rack, space for a washing machine, dishwasher, space for a free standing fridge freezer, breakfast bar, integral oven and grill.

### First Floor Landing

8'3 x 5'7 approx (2.51m x 1.70m approx)

Carpeted flooring, loft access hatch, ceiling light and doors to:

### Bedroom 1

18' x 11'7 approx (5.49m x 3.53m approx)

UPVC double glazed windows to the front and side, carpeted flooring, double radiator, ceiling and wall lights, built-in mirrored wardrobes to one wall with shelving, TV and telephone points and a door to:

### En-Suite

11' x 8'8 approx (3.35m x 2.64m approx)

Obscure UPVC double glazed window to the side, wood effect vinyl flooring, ceiling spotlights and extractor, double radiator, large shelves, low flush w.c., bidet, storage units, vanity wash hand basin with a mirror and mains fed shower cubicle.

### Bedroom 2

11'7 x 8'7 approx (3.53m x 2.62m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, telephone point, ceiling light and wardrobes to one wall with hanging rail and shelving.

### Bedroom 3

11'3 x 8'8 approx (3.43m x 2.64m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobes to two walls.

### Bedroom 4

5'6 x 8'7 approx (1.68m x 2.62m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and cupboard over the bulk head.

### Shower Room

5'5 x 4'3 approx (1.65m x 1.30m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, radiator, ceiling spotlights, extractor fan, pedestal wash hand basin, low flush w.c. and enclosed corner shower cubicle with a mains fed shower and sliding doors.

### Outside

The property sits on a large corner plot and the front offers a private, established garden with hedging to the boundaries, patio area and path to the outskirts, courtesy lighting, pond, established wisteria to the side, outside tap and a feature lamp (currently disconnected) which dates from Nottingham city centre in the 1800's.

To the rear there is a large block paved driveway with hedging to the boundaries and a pathway to the kitchen diner door.

### Double Garage

18'7 x 17'5 approx (5.66m x 5.31m approx)

Brick built detached double garage with power and light, two metal up and over doors to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road and turn left at the mini island onto Bostocks Lane, first right into the continuation of Bostocks Lane and follow the road around to the left and the property can be found as identified by our for sale board. 9290JG

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 44mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

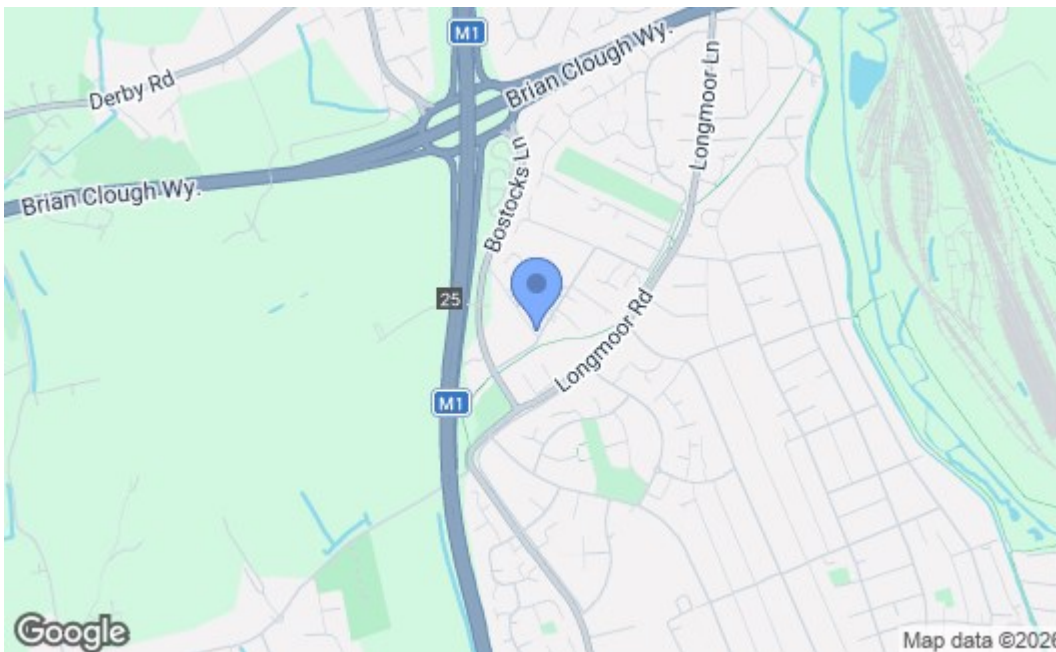
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(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	

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.