



Sandy Lane,
Bramcote, Nottingham
NG9 3GT

£400,000 Freehold



THIS IS A TRADITIONAL BAY FRONT DETACHED PROPERTY WHICH HAS BEEN TASTEFULLY UPGRADED BY THE CURRENT OWNER AND IS NOW READY FOR IMMEDIATE OCCUPATION.

Being situated on Sandy Lane which is a very popular road between Bramcote and Beeston, this upgraded detached property provides a lovely family home which is close to excellent local schools and many other amenities and facilities and is well placed for easy access along the A52 to Nottingham University, Queens Medical Centre and Nottingham City Centre. The property is being sold with the benefit of no upward chain and for interested parties to be able to appreciate the size of the accommodation, the rear garden and for the work that has been carried out for themselves, we recommend they take a full inspection so they are able to see all that is included in the property for themselves.

The property stands well back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a fully enclosed porch leading through an internal door to the reception hall, off which there are doors leading to the lounge which is positioned at the front of the house and the dining/living kitchen which has been re-fitted with extensive ranges of units and integrated appliances and has patio doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and luxurious bathroom which has a claw foot bath and a separate large walk-in shower. Outside there is an adjoining brick garage to the left of the house with a drive and lawned garden at the front with a path running down the right hand side to the rear. At the rear of the property there is a concrete patio leading onto a large lawned garden which is kept private by having fencing to all three boundaries.

The property is well placed for easy access to excellent local schools and shopping facilities provided by Bramcote Lane where there are also several coffee eateries and the well known Cods Scallops fish and chip shop and restaurant. The shopping facilities found in Beeston are only a short drive away where there are Sainsbury's and Tesco superstores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the Bramcote Leisure Centre, there are walks at the top of Sandy Lane into several acres of woods and open space, Wollaton Park is only a few minutes drive away and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Nottingham, Beeston 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

Fully enclosed porch having double opening glazed entrance doors, laminate flooring and an opaque glazed door with side panels leading to:

Reception Hall

Stairs with glazed balustrade and cupboard under leading to the first floor, laminate flooring which extends across all the ground floor living accommodation and a radiator.

Lounge/Sitting Room

11'9 plus bay x 11'9 approx (3.58m plus bay x 3.58m approx)

Double glazed bay window to the front, recess in the chimney breast with a hearth, mounting for a wall mounted TV, cornice to the wall and ceiling and a radiator.

Living/Dining Kitchen

19'8 x 11'9 plus bay approx (5.99m x 3.58m plus bay approx)

The kitchen has newly fitted grey units which have soft closing cupboards and drawers and stainless steel fittings. The kitchen includes a 1½ bowl sink with a mixer tap including a prewash sprinkler head set in a central island which also has seating along one side and an integrated dishwasher, automatic washing machine and cupboard beneath, four ring induction hob set in a work surface with an oven and drawers below, back plate and extractor unit over which is incorporated in a cupboard, there is a whole bank of full height units extending along one wall which includes five upright shelved storage cupboards, an integrated fridge and freezer, there is a double glazed box bay window overlooking the rear garden and double glazed patio doors leading out to the rear garden, double radiator, laminate flooring and the boiler is housed in a walk-in pantry cupboard.

First Floor Landing

The feature glazed balustrade continues from the stairs onto the landing, opaque double glazed window to the side and a hatch to the loft.

Bedroom 1

12' x 11'5 approx (3.66m x 3.48m approx)

Double glazed bay window to the front, carpeted flooring and a radiator.

Bedroom 2

11'9 x 11'9 approx (3.58m x 3.58m approx)

Double glazed window to the rear, carpeted flooring and a radiator.

Bedroom 3

7'4 x 6'2 approx (2.24m x 1.88m approx)

Double glazed window to the front, carpeted flooring and a radiator.

Bathroom

The bathroom has been re-fitted and has a claw foot bath, a separate large walk-in shower which has a mains flow shower system with a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, low flush w.c., hand basin with chrome legs and a towel rail below, feature vertical radiator, mirror with lighting to the wall by the sink, opaque double glazed windows to the rear and side, half tiled walls and tiled flooring.

Garage

16' x 8' approx (4.88m x 2.44m approx)

There is a brick garage to the side of the property with a door to the front and pedestrian door to the rear.

Outside

At the front of the property there is a lawn with borders to the sides and a wall to the front and right hand boundaries. There is a path leading to the front door and down the right hand side of the property to the rear garden. In front of the garage there is a drive which provides off the road parking for a number of vehicles.

At the rear of the property there is an astroturf seating area to the immediate rear of the house and a path leading down to the bottom of the garden. There is a concrete patio leading onto the large lawned garden which has beds to the sides and the rear garden is kept private by having fencing to the boundaries. There is an outside water supply provided.

Council Tax

Broxtowe Borough Council Band D



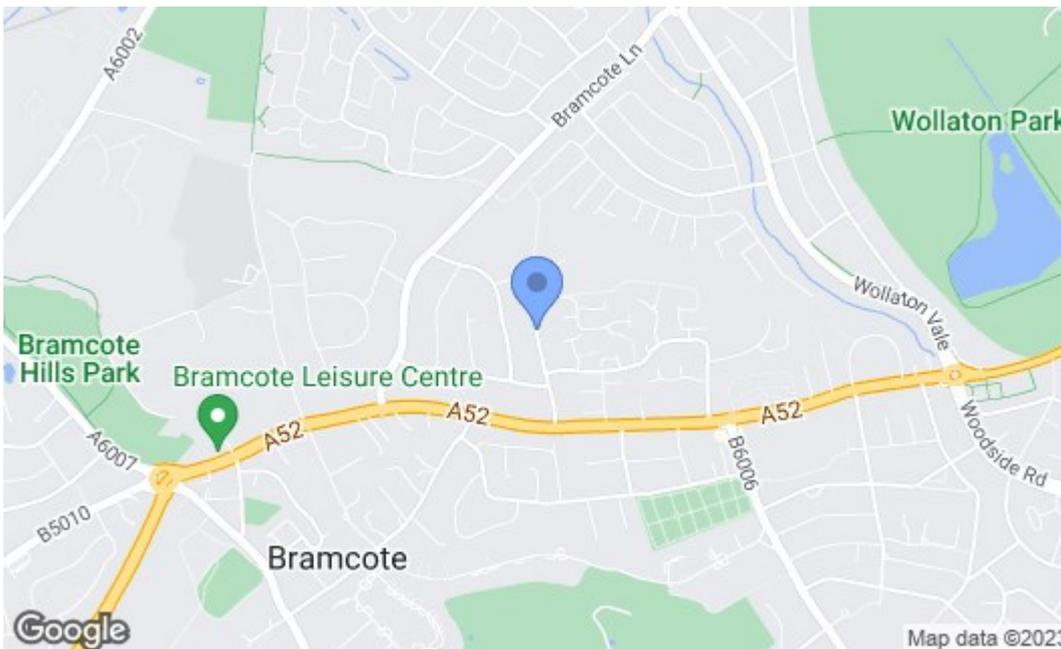
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The services, systems 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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