



**Rushy Lane  
Sandiacre, Nottingham NG10 5NN**

**£325,000 Freehold**

A TWO DOUBLE BEDROOM DETACHED  
HOUSE.



Set back from the road on a generous garden plot can be found this two double bedroom cottage-style detached house.

Situated in this highly regarded residential suburb on the borders of Risley. A particular feature of this property is the plot on which it sits with forecourt parking, gated driveway, garage and expansive rear garden which is a gardener's paradise with mature trees and lawns, and various outbuildings including a brick workshop/Summer House that could be used for home working.

Offering a comfortable yet surprisingly spacious cottage-feel internally, with feature such as a Villager multi-fuel fire in the living room and in the dining kitchen there are modern yet traditional-feel units with integrated appliances and wood block work surfacing and space for dining and entertaining. Beyond this is a generous double glazed conservatory enjoying aspects over the rear garden.

Rising to the first floor, there are two generous double bedrooms and a luxury bathroom with tiled-in bath. The property is centrally heated from a combination boiler and double glazed throughout.

Close to open countryside and many attractive public footpath walks to villages such as Stanton by Dale and Dale Abbey yet offering fantastic commutability just a minute or two's drive from the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

We recommend an internal viewing to appreciate the accommodation and experience what the house has to offer.



## ENTRANCE PORCH

Double glazed window and front entrance door. Door leading to the hallway.

## HALLWAY

Stairs to the first floor and door to the lounge.

## LOUNGE

16'4" into bay x 12'5" (5 into bay x 3.8)

Feature Villager cast iron multi-fuel fire, radiator, feature double glazed arch windows to the side and double glazed bay window to the front.

## DINING KITCHEN

15'6" x 12'5" (4.73 x 3.8)

The kitchen area comprises a modern yet traditional-feel range of fitted wall, base and drawer units, with wood block work surfacing and a ceramic Belfast sink unit. Built-in gas oven, gas hob and extractor hood over. Integrated fridge/freezer and dishwasher. Multi-fuel cast iron fire. Walk-in understairs store/pantry with original thrawl. Double glazed window to the side and double glazed French doors opening to the conservatory.

## CONSERVATORY

13'5" x 8'6" (4.09 x 2.6)

uPVC double glazed construction with French doors opening to the rear garden and door to cloaks/WC.

## CLOAKS/WC

Housing a high flush WC.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

15'10" x 8'6" (4.84 x 2.61)

Radiator and double glazed window to the rear.

## BEDROOM TWO

12'4" x 10'9" (3.78 x 3.29)

Ornate cast iron fireplace, built-in closet, radiator and double glazed window to the front.

## FAMILY BATHROOM

Offering a touch of luxury, this three piece suite comprises

vanity wash hand basin, low flush WC and tiled-in bath with central taps and shower over. Built-in airing cupboard housing gas combination boiler (for central heating and hot water).

## OUTSIDE

The property is set back from the road, partially walled-in to the front and fenced to one side, the garden area has attractive ornamental trees and shrubs. A forecourt provides off-street parking for two vehicles and the driveway runs along the side of the property with gates leading to further hard standing and access to the garage. The rear garden is a generous size and there is a variety of themed areas. The conservatory leads to a courtyard-style patio and seating area with access to the outbuildings and workshop. A pathway runs along one side of the garden which is maturely landscaped with a variety of mature trees and shrubs, various bedding and two sections laid to lawn.

## GARAGE

14'1" x 12'0" (4.3 x 3.68)

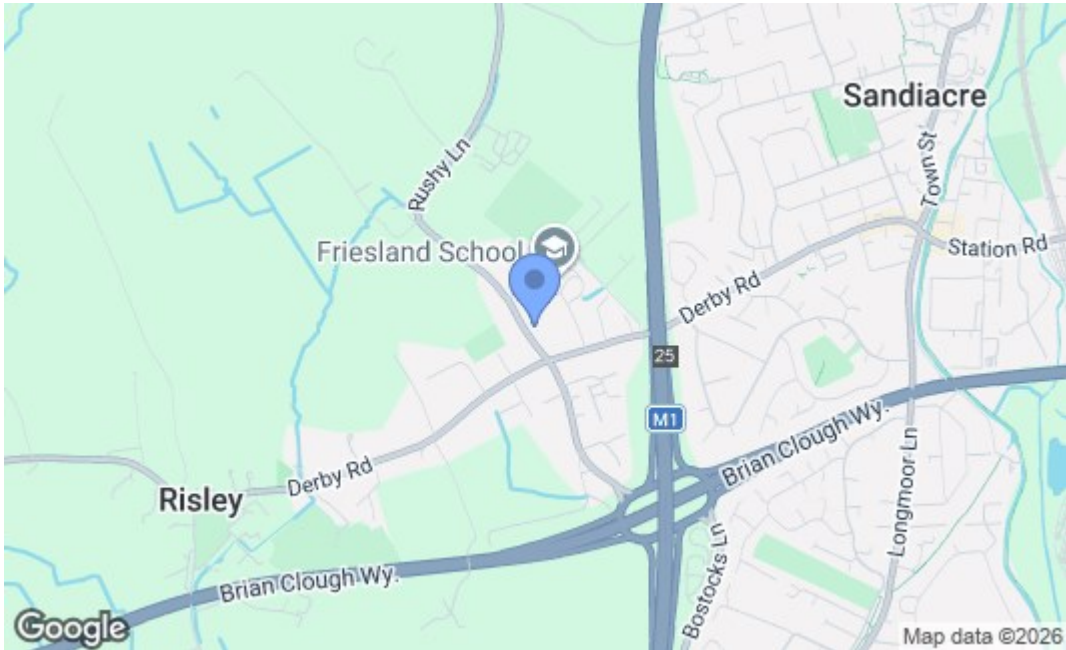
With light and power.

## WORKSHOP/SUMMER HOUSE

13'1" x 6'6" (4 x 2)

With light and power.





| 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                     |         |           |
|                                                                 | 66      | 74        |
| England & Wales 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 |         |           |
|                                                                 |         |           |
| England & Wales 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.