



£375,000 Freehold

2 NEW COTTAGES SANDY LANE | RAVENSHEAD | NOTTINGHAM | NG15 9GR

BuckleyBrown
ESTATE AGENTS

LIVE BOLD, LIVE OPEN, LIVE HERE!!!!...Step into this newly renovated, open-plan two-bedroom home on Sandy Lane, Ravenshead, where contemporary style meets practical family living.

The ground floor welcomes you with a bright open-plan dining area, hardwood flooring, and central heating radiators. The lounge dazzles with views of the side garden through large bi-folding doors, twin skylights, and a rear-facing window, creating a light-filled, airy space. A handy ground floor WC completes the level with a sleek two-piece suite.

The modern kitchen is a dream for cooking and entertaining, featuring high-gloss cabinets, wooden work surfaces, integrated oven and microwave, hand wash basin, electric hob with extractor fan, hardwood flooring, and dual-aspect windows. The living room offers a feature fireplace, hardwood flooring, central heating radiator, and front-facing window—ideal for relaxing or hosting guests.

Upstairs, two generous bedrooms await. The master bedroom boasts hardwood flooring, a feature fireplace, and windows to front and rear. The second bedroom is bright and comfortable, while the family bathroom impresses with a four-piece suite, walk-in shower, bath, hand wash basin, and hardwood flooring.

Outside, enjoy off-road parking for five vehicles, a large lawn overlooking fields with mature trees, and a generous patio—perfect for dining and entertaining.

A bold, open-plan, and stylish home, ready for families or professionals seeking modern living in a sought-after location. Not to mention this property has the potential to become a three bedroom. Don't miss out—book your viewing today!





Porch

Access to;

Dining Room 7'11" x 16'3"

Completed with an open-plan layout, hardwood flooring and central heating radiators.

Lounge 8'7" x 14'10"

Featuring views of the side garden through large bi-folding doors, a rear-facing window, twin skylight windows and hardwood flooring.

WC

Two-piece suite with twin windows overlooking the front of the property.

Kitchen 11'4" x 6'5"

Modern kitchen featuring high-gloss

storage cabinets with a work surface above, integrated oven and microwave, hand wash basin, electric hob with extractor fan, hardwood flooring and dual-aspect windows to the rear and side of the property.

Living Room 9'0" x 6'3"

Consists of hardwood flooring, a feature fireplace, central heating radiator and a window to the front of the property.

Landing

Access to;

Bedroom One 11'11" x 16'3"

Featuring hardwood flooring, a feature fireplace, central heating radiator and windows to both the front and rear of the property.



Bedroom Two 10'4" x 8'0"

Includes hardwood flooring, a central heating radiator and a window to the side of the property.

Bathroom 6'10" x 7'6"

Four-piece suite featuring hardwood flooring, a hand wash basin, low-flush toilet, walk-in shower, bath and a window to the side of the property.

Outside

The exterior boasts off-road parking for 5 vehicles, a spacious lawn overlooking fields with mature trees and a generous patio area, perfect for outdoor dining and entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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		

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