

**80d SANDY LANE  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 7GP**



**GUIDE PRICE £350,000 - £375,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Large Detached Property
- Four Bedrooms
- Modern Dining Kitchen
- Basement Room
- Good Sized Garden
- Garage and Driveway
- Viewing Highly Recommended

## 80d SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this large, four bedroom, detached property located on a quiet street in a sought after area of Hucknall, close to good schools, local amenities and excellent transport links to Nottingham City Centre.

The property offers a spacious living room and modern dining kitchen to the ground floor, the first floor has four good sized bedrooms and the family bathroom and in the basement there is a separate basement room and a large garage. To the rear of the property there is a large garden laid to lawn and to the front a driveway for off street parking.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, stairs downs to the basement, power and ceiling light point.



### LOUNGE

A spacious family room with UPVC double glazed windows to the rear, patio doors to the rear, radiator, power and ceiling light points.



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**KITCHEN/DINER**

Fitted with a range of wall and base units in a wood effect finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the front, radiator, power points and ceiling spotlights.



**W.C.**

With wash hand basin, W.C., radiator and ceiling light point

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**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, access to loft space and ceiling light point.



**BEDROOM ONE**

With UPVC double glazed window, radiator, power and ceiling light points.



**EN SUITE**

With wash hand basin, W.C. and shower cubicle, radiator and ceiling light point.



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**BEDROOM TWO**

With UPVC double glazed window, radiator, power and ceiling light points.



**BEDROOM THREE**

With UPVC double glazed window, radiator, power and ceiling light points.



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**BEDROOM FOUR**

With double glazed window, radiator, power and ceiling light points.



**BATHROOM**

White three piece suite comprising of a wash hand basin, W.C. and a bath with shower over, fully tiled walls, UPVC double glazed opaque window, radiator and ceiling light point.



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**BASEMENT ROOM**

With radiator, power and ceiling light points.



**GARAGE**

With power and lighting.



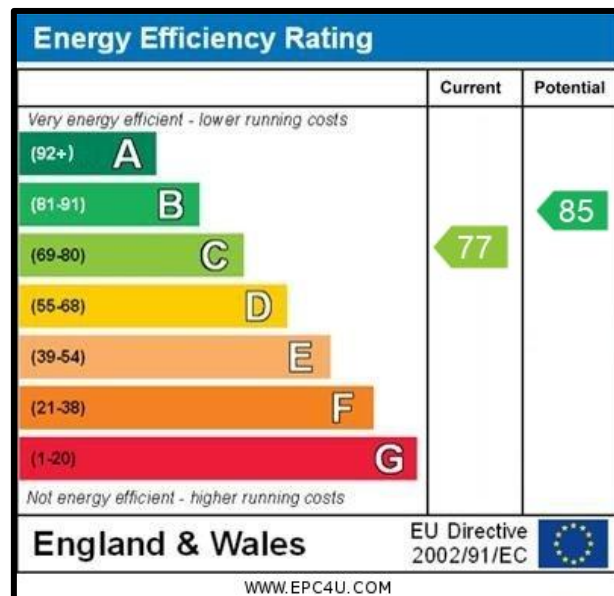
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**OUTSIDE**

To the rear of the property there is a large garden laid to lawn all enclosed with fences.



**EPC GRAPH**





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**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – D

**Primary School** – Hillside Primary and Nursery School

**Secondary School** – The National School

**Stamp Duty on Asking Price:** £5,000 (Additional costs may apply if being purchased as a second property)

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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.

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