

HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

Guide Price £350,000

Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

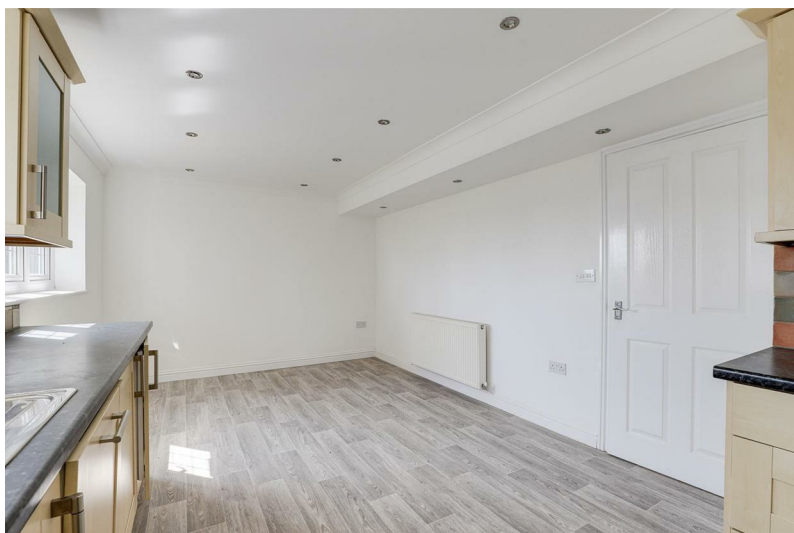


GUIDE PRICE: £350,000 - £375,000

NO UPWARD CHAIN...

This substantial four-bedroom detached house offers an impressive span of spacious accommodation across three floors. Well-presented throughout, it is offered to the market with no upward chain, making it an excellent opportunity for prospective buyers. Located in a sought-after area, the property enjoys proximity to local amenities, excellent transport links, and is within desirable school catchments. Upon entering the ground floor, you are greeted by a welcoming entrance hall leading to a convenient W/C. The ground floor also features a large living room, perfect for relaxation and entertaining, and a modern fitted kitchen diner that serves as the heart of the home. Descending to the lower level, you will find a large versatile room that can be adapted to suit various needs, as well as access to the integral garage, providing additional storage and convenience. The first floor hosts four bedrooms, each offering ample space and comfort. These bedrooms are serviced by a well-appointed bathroom, with the master bedroom benefiting from its own en-suite for added privacy and luxury. Externally, the property boasts a driveway to the front, providing off-street parking, and a private enclosed garden to the rear. The garden features a patio area, ideal for outdoor dining and entertaining, creating a perfect blend of indoor and outdoor living spaces. This home is an exceptional find, combining modern living with practicality and style in a prime location.

MUST BE VIEWED





- Substantial Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Versatile Basement Room & Integral Garage
- Two Bathrooms
- Private Garden
- Off-Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'2" x 17'6" (1.89m x 5.35m)

The entrance hall has carpeted flooring, a radiator, a wall-mounted security alarm panel, coving to the ceiling, and a single UPVC door providing access into the accommodation.

W/C

4'5" x 3'2" (1.36m x 0.98m)

This space has a low level dual flush W/C, a wash basin, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, coving to the ceiling, and a UPVC double-glazed obscure window.

Living Room

12'2" x 19'3" (3.72m x 5.89m)

The living room has a UPVC double-glazed window, carpeted flooring, a TV point, coving to the ceiling, a radiator, and double French doors opening out to the rear garden.

Kitchen

10'7" x 19'4" (3.23m x 5.90m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, wood-effect flooring, tiled splashback, recessed spotlights, a radiator, coving to the ceiling, and two UPVC double-glazed windows.

LOWER LEVEL

Basement Room

11'10" x 18'9" (3.61m x 5.72m)

This room has coving to the ceiling, carpeted flooring, LED ceiling strip lights, a radiator, and a single door leading into the integral garage.

Garage

16'9" x 18'9" (5.12m x 5.73m)

The garage houses the Worcester boiler and has LED ceiling strip lights, a wall-mounted security alarm panel, and a roller shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'4" x 11'7" (3.78m x 3.54m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and a sliding door leading into the en-suite.

En-Suite

3'5" x 5'10" (1.06m x 1.78m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a mains-fed shower, wood-effect flooring, fully tiled walls, coving to the ceiling, an extractor fan, and recessed spotlights.

Bedroom Two

10'1" x 12'1" (3.08m x 3.69m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and a radiator.

Bedroom Three

10'7" x 9'10" (3.24m x 3.02m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and coving to the ceiling.

Bedroom Four

10'6" x 9'2" (3.22m x 2.81m)

The fourth bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

5'10" x 6'9" (1.80m x 2.06m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, a radiator, wood-effect flooring, fully tiled walls, coving to the ceiling, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage.

Rear

To the rear of the property is a private enclosed garden with a patio area, a mature lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

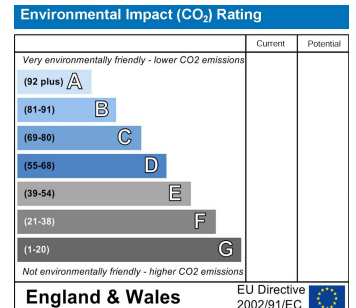
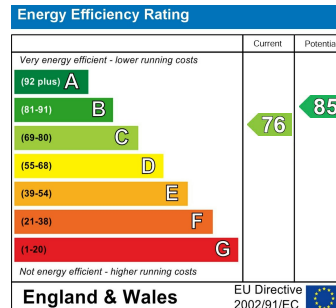
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

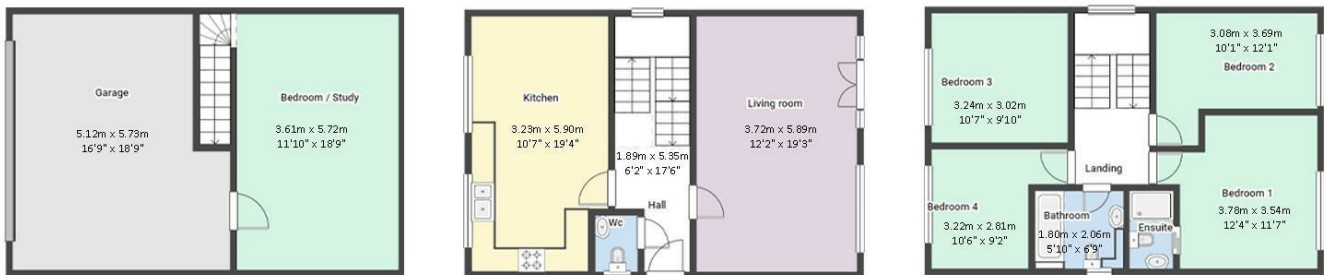
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.