

# HoldenCopley

PREPARE TO BE MOVED

Sandy Lane, Hucknall, Nottinghamshire NG15 7GP

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Guide Price £450,000



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GUIDE PRICE £450,000-£475,000

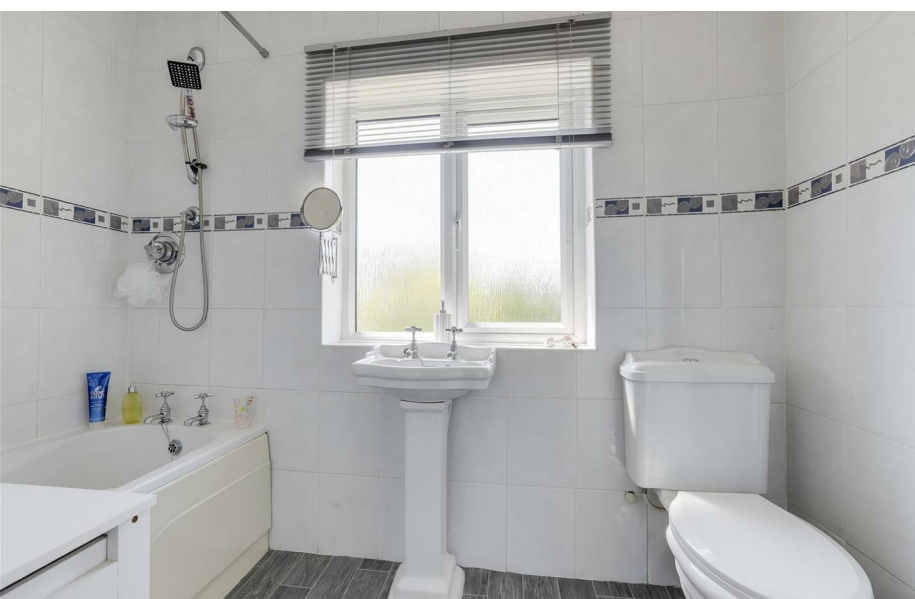
### SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This four-bedroom detached house offers spacious and versatile accommodation, beautifully presented throughout and ideal for any growing family. Nestled in the ever-popular residential area of Hucknall, the property is within easy reach of local amenities, excellent transport links, and highly regarded school catchments, making it a prime location for family living. To the ground floor, the property welcomes you into a bright entrance hall that flows into a generous inner hallway, benefiting from a large cloak cupboard and a contemporary shower suite. There is a bay-fronted lounge offering a cosy yet elegant reception space, and a stylish modern fitted kitchen complemented by an extensive utility room. A further living room showcases a characterful inglenook fireplace with a log burner, seamlessly opening into a spacious dining area—perfect for entertaining or family gatherings. Upstairs, the first floor is host to four well-proportioned double bedrooms, serviced by a sleek family bathroom complete with a double-ended bath, while the master bedroom also enjoys the luxury of a private en-suite. Outside, the property stands proud with an attractive frontage and a driveway providing off-road parking for multiple vehicles. To the rear is a fantastic-sized, well-maintained garden, featuring a decked seating area with canopy shelter, a paved patio space ideal for alfresco dining, and a lush lawned area—offering something for everyone. Completing the property is a separate detached garage, providing excellent additional storage or potential for further use.

MUST BE VIEWED TO BE FULLY APPRECIATED!







- Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Separate Utility Room
- Three Bathroom Suites
- Efficient Vaillant Boiler
- Driveway For Multiple Cars
- Well-Maintained Garden With Sheltered Decking Area
- Garage For Storage
- Popular Location











GROUND FLOOR

Entrance Hall

10'3" x 6'3" (3.14m x 1.92m )

The entrance hall has laminate flooring, coving to the ceiling, a radiator, a circular UPVC double-glazed feature window to the front elevation, an in-built storage cupboard, and a single composite door providing access into the accommodation.

Hall

18'6" x 10'0" (max) (5.65m x 3.07m (max))

The inner hall has laminate flooring, a radiator, coving to the ceiling, carpeted stairs, and an in-built under-stair cupboard.

Under-Stair Cupboard

6'0" x 5'6" (1.85m x 1.69m )

Lounge

22'6" x 13'5" (max) (6.88m x 4.10m (max))

The lounge has a UPVC double-glazed bay window and a further UPVC double-glazed window to the front elevation, decorative corncicing, a TV point, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, a wall niche, and two ceiling roses.

Shower Suite

6'10" x 6'3" (2.09m x 1.91m )

The shower suite has a low level flush WC, a vanity unit wash basin, a shower enclosure with a mains-fed shower, vinyl flooring, tiled and panelled walls, a radiator, a chrome towel rail, and a UPVC double-glazed obscure window to the side elevation.

Kitchen

13'0" x 9'11" (3.97m x 3.04m )

The kitchen has a range of fitted base and wall units with wood-laminate worktops, a stainless steel sink and a half with a mono mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, an integrated fridge freezer, a serving hatch, partially tiled walls, vinyl flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Utility Room

17'4" x 8'7" (max) (5.30m x 2.62m (max))

The open plan utility room has fitted base and wall units with a worktop, a circular stainless steel sink with waste disposal and a mixer tap, space and plumbing for a washing machine, space for a tumble-dryer, space and plumbing for an American-style fridge freezer (which is negotiable), tiled splashback, vinyl flooring, and a UPVC double-glazed window to the rear elevation.

Living Room

14'4" x 12'11" (max) (4.37m x 3.95m (max))

The living room has a TV point, carpeted flooring, coving to the ceiling, an inglenook-style fireplace with a wood-burning stove, tiled hearth and exposed brick surround, a UPVC double-glazed window to the side elevation, panelled feature walls, a serving hatch into the kitchen, and open access to the dining room.

Dining Room

16'0" x 11'6" (max) (4.88m x 3.53m (max))

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, two radiators, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

16'9" x 5'11" (max) (5.12m x 1.81m (max))

The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Corridor

4'10" x 3'4" (1.48m x 1.03m )

The corridor has a radiator, an internal obscure window, and direct access into the first bedroom.

Bedroom One

13'5" x 8'7" (4.11m x 2.63m )

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

8'6" x 5'0" (2.61m x 1.53)

The en-suite has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, vinyl flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'11" x 11'11" (3.95m x 3.64m )

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

Bedroom Three

12'10" x 9'11" (3.93m x 3.03m )

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

Bedroom Four

11'11" x 8'10" (3.65m x 2.70m )

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and panelled walls.

Bathroom

8'4" x 8'2" (2.55m x 2.49m )

The bathroom has a concealed dual flush WC combined with a sunken wash basin and fitted storage, a wall-mounted LED vanity mirror, a double-ended bathtub with wall-mounted fixtures, vinyl flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for multiple cars, blue slate chippings, various plants, external lighting, and double gated access to the garage and the rear garden.

Garage

17'0" x 11'0" (5.20m x 3.36m )

Rear

The rear of the property has a private enclosed garden with a decking area, a canopy, patio and gravelled areas, a range of mature trees, plants and shrubs, access into the garage, a metal shed, an outdoor tap, external lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G coverage

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+ (TBC)

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - Historic Subsidence but no changes for the last 36 years the vendors have lived in the property

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E

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.

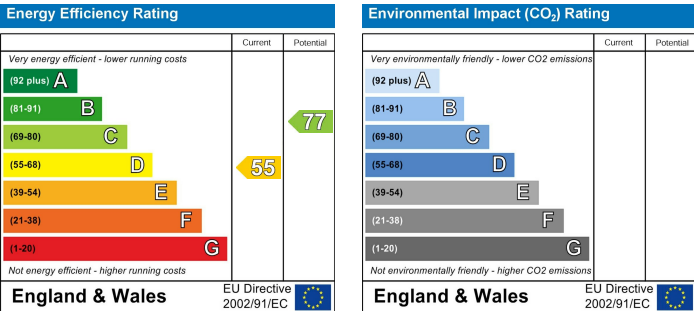
The vendor has advised the following:

Property Tenure is Freehold

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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 licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence 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.

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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.  
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