

HoldenCopley

PREPARE TO BE MOVED

Lock Lane, Sandiacre, Derbyshire NG10 5JL

Guide Price £340,000 - £375,000

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SPACIOUS FAMILY HOME...

This detached four bedroom home dating back to the 19th Century benefits from an abundance of original features throughout whilst offering spacious accommodation, ideal for any families looking to purchase their forever home. Situated in the sought after location of Sandiacre, which is host to a range of local amenities such as shops, eateries and excellent transport links with the A52 and the M1 just a stones throw away. The property also benefits from a waterside location with a scenic lock running alongside the property. Internally, the property is host to an entrance hall, a bay fronted family room, a spacious living room which is open plan to the dining room benefitting from full length sliding doors to the rear patio, a kitchen, a conservatory and a three piece bathroom suite. To the first floor of the property are four double bedrooms all of which have their own wash basins with the larger two bedrooms hosting shower enclosures and a separate WC. Outside there is a large storage room which has a potential to be a home gym or even an office, ideal for those still working from home! To the front of the property is a driveway to provide ample off road parking, to the rear of the property is a south-west facing landscaped garden featuring, a lawn, a variety of patio areas and a well stocked fish pond - an ideal combination for any garden lovers!

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Dining Area With Large Patio Doors
- Spacious Kitchen
- Bathroom & Additional WC
- Large Storage Area
- Excellently Landscaped Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

8'2" x 4'3" (2.5 x 1.3)

The hallway has wooden flooring, a radiator, coving to the ceiling, a wall mounted alarm panel, carpeted stairs and a UPVC door to provide access into the property

Living Room

15'8" x 13'9" (4.8 x 4.2)

The living room has carpeted flooring, exposed beams to the ceiling, a feature fireplace recess complete with a log burner, a TV point, a radiator, a UPVC double glazed window to the front elevation and is open plan to the dining area

Dining Room

7'2" x 18'0" (2.2 x 5.5)

The dining room has carpeted flooring, exposed beams to the ceiling, two fitted display cabinets complete with storage cabinets and double glazed full length sliding doors which open up onto the rear patio

Family Room

13'9" x 15'8" (4.2 x 4.8)

The family room has wooden flooring, coving to the ceiling, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

Kitchen

19'8" x 14'1" (6.0 x 4.3)

The kitchen has tiled flooring, a range of bespoke fitted kitchen cabinets with rolled edge countertops, a stainless steel sink and a half with a mixer tap and a swan neck mixer tap, an integrated gas hob with an extractor hood, partially tiled walls, space for a dining table, exposed wooden beams, space and plumbing for a washing machine and a UPVC double glazed window to the rear elevation

Bathroom

8'6" x 7'2" (2.6 x 2.2)

The bathroom has tiled flooring, a low level flush WC, a vanity wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, an in-built cupboard, a radiator and a UPVC double glazed obscure window to the rear elevation

Conservatory

12'5" x 12'5" (3.8 x 3.8)

The conservatory has wood effect tiled flooring, a range of UPVC double glazed windows to the side and rear elevations, a poly carbonate roof and UPVC double glazed French doors out to the rear garden

FIRST FLOOR

Landing

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

Bedroom One

14'1" x 13'1" (4.3 x 4.0)

The main bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes and cupboards, wall mounted light fixtures, a vanity wash basin with stainless steel mixer taps, a shower enclosure, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

13'9" x 13'5" (4.2 x 4.1)

The second bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes and cupboards, a vanity wash basin, a shower enclosure, a radiator, loft access and a UPVC double glazed window to the front elevation

Bedroom Three

14'1" x 7'2" (4.3 x 2.2)

The third bedroom has carpeted flooring, coving to the ceiling, a radiator, a range of fitted wardrobes, a fitted vanity wash basin and a UPVC double glazed window to the side elevation

Bedroom Four

10'9" x 9'2" (3.3 x 2.8)

The fourth bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes, a vanity wash basin, a wall mounted boiler, a radiator and a UPVC double glazed window to the rear elevation

WC

4'3" x 4'3" (1.3 x 1.3)

This space has a low level flush WC, a wash basin with stainless steel mixer taps and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Storage/Gym

18'8" x 20'11" (5.7 x 6.4)

This space has electrical points, lighting and a wooden door for access

Front

To the front of the property is a driveway to provide ample off road parking, access into the spacious garage and courtesy lighting

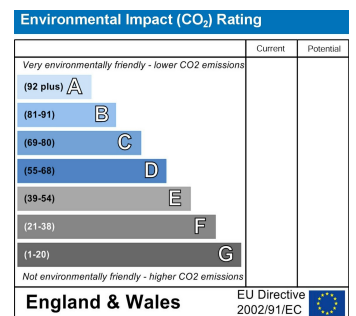
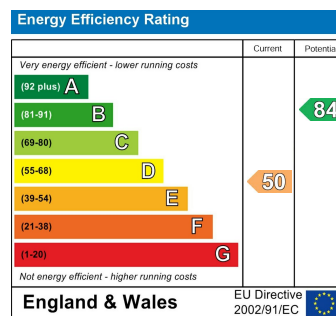
Rear

To the rear of the property is a private south-west facing garden with a lawn, various patio areas, a variety of plants and shrubs, a well stocked fishpond, a garden shed and courtesy lighting

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