

# HoldenCopley

PREPARE TO BE MOVED

Stanton Road, Sandiacre, Nottinghamshire NG10 5DD

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**Guide Price £200,000**

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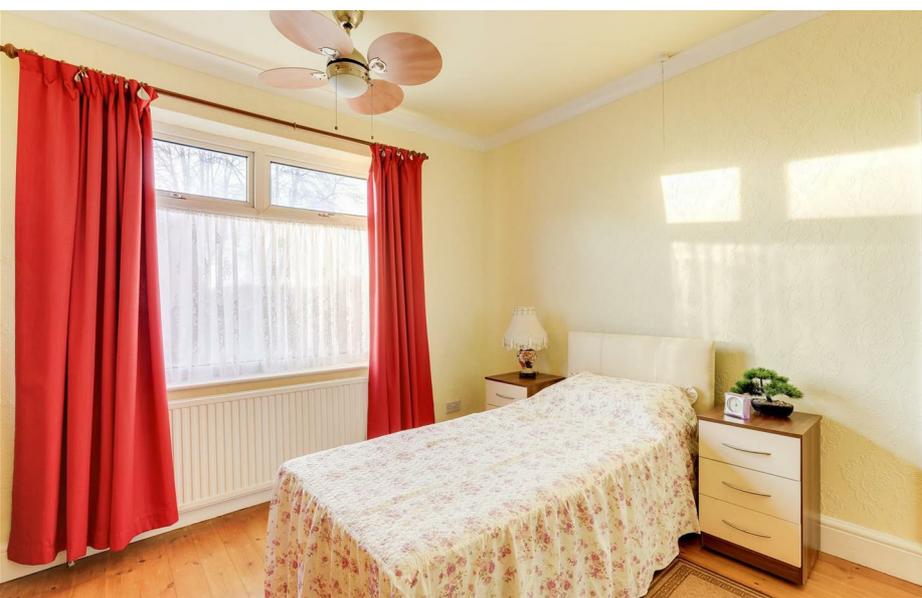
GUIDE PRICE: £200,000 - £230,000

NO UPWARD CHAIN...

This two-bedroom detached house offers deceptively spacious accommodation and is brimming with potential, making it an ideal opportunity for anyone looking to personalise and create their dream home. Situated in a popular location, the property is within close proximity to a variety of local amenities, excellent transport links, and great school catchments. The accommodation comprises a porch, an entrance hall, a versatile reception room, and a fitted kitchen featuring a cozy log burner and a handy pantry for additional storage. Two double bedrooms and a shower room complete the interior, while access to a boarded loft offers further potential for storage or development (subject to necessary permissions). Externally, the property boasts a front garden with a neat lawn, various plants, and mature shrubs, alongside a block-paved driveway that leads to a detached garage. To the rear, the private north-facing garden provides a peaceful retreat, featuring a patio area for outdoor dining, a well-maintained lawn, and an array of plants and mature shrubs enclosed by a fence-panelled boundary. This property is perfect for those seeking a home they can truly make their own in a popular and convenient location.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen With Pantry
- Three Piece Shower Room
- Driveway & Detached Garage
- Private North Facing Rear Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





## ACCOMMODATION

### Porch

5'4" x 1'9" (1.65m x 0.55m )

The porch has carpeted flooring and wooden double French doors providing access into the accommodation.

### Entrance Hall

12'10" x 5'10" (max) (3.93m x 1.80m (max))

The entrance hall has carpeted flooring, a radiator, access into the boarded loft and a single wooden door.

### Living Room

13'10" 11'11" (max) (4.24m 3.64m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a wall-mounted fireplace and coving.

### Kitchen

12'3" x 11'9" (max) (3.75m x 3.59m (max))

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, a stainless steel sink with a drainer, tiled flooring and walls, a recessed chimney breast alcove with a log burner, access into the pantry and a UPVC double-glazed window to the rear elevation.

### Pantry

4'9" x 2'8" (1.46m x 0.83m )

The pantry has tiled flooring, shelves, lighting and an internal single-glazed window.

### Back Door

5'9" x 2'11" (1.76m x 0.89m )

This area has space for a fridge-freezer and a single wooden door providing access out to the garden.

### Master Bedroom

11'10" x 11'7" (max) (3.63m x 3.55m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and coving.

### Bedroom Two

11'10" x 10'7" (max) (3.62m x 3.24m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, herringbone flooring, a radiator, a wall-mounted fireplace and coving.

### Shower Room

8'8" x 5'10" (max) (2.65m x 1.79m (max))

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower and waterproof wall panels, tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property is double iron gates, a garden with a lawn, various plants and mature shrubs and a block paved driveway leading to a detached garage.

### Rear

To the rear is a private north facing garden with a fence panelled boundary, a patio, a garden with a lawn, various plants and mature shrubs.

### Garage

17'2" x 9'8" (5.24m x 2.95m )

The garage has single-glazed windows to the side elevation, shelves, lighting and an up and over garage door.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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.

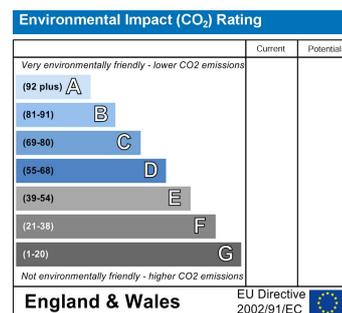
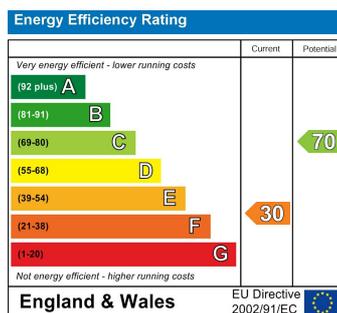
The vendor has advised the following:

Property Tenure is Freehold

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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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