

# HoldenCopley

PREPARE TO BE MOVED

Lenton Street, Sandiacre, Nottinghamshire NG10 5DJ

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Guide Price £500,000



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GUIDE PRICE: £500,000 - £550,000

NO UPWARD CHAIN...

This substantial five-bedroom detached house is set on a fantastic-sized plot in a tucked-away location within Sandiacre and is offered to the market with no upward chain, making it an ideal purchase for a growing family. Sandiacre is a popular town with an excellent blend of local amenities, schools, and picturesque canal-side walks, while also offering easy access to major transport links, making it a great base for both work and leisure. The ground floor comprises an inviting entrance hall, three versatile reception rooms, and a convenient WC. There is also a fitted kitchen with a range of appliances and underfloor heating, which seamlessly flows into the conservatory – also benefitting from underfloor heating – creating the perfect family hub for year-round use. To the first floor, the property offers three well-proportioned double bedrooms, a further single bedroom, a bathroom with a sunken Jacuzzi-style bath, and a separate shower room. The second floor is occupied by a further generous double bedroom, providing flexible living arrangements for larger families. Outside, the front of the property boasts an enclosed garden with a large block-paved and gravelled driveway offering parking for approximately ten cars, along with access into a double garage. The garage itself benefits from loft space and unique basement access, which features an impressive underground tunnel-style area, perfect for additional storage. To the rear, the property enjoys a private enclosed garden with a well-maintained lawn, multiple seating areas including a raised decking space, and a lockable shed – ideal for both relaxation and entertaining.

MUST BE VIEWED







- Substantial Detached House
- Large Plot
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen & Conservatory With Underfloor Heating
- Two Bathrooms
- Ample Off-Road Parking For 10 Cars
- Double Garage With Loft & Basement Access
- Private Enclosed Garden
- Popular Location











GROUND FLOOR

Entrance Hall

5\*9" x 32\*0" (1.77m x 9.76m)  
The entrance hall has carpeted flooring, a dado rail, a radiator, coving to the ceiling, and a single wooden door with stained-glass inserts providing access into the accommodation.

Living Room

12\*2" x 16\*0" (3.72m x 4.88m)  
The living room has a double-glazed bay window to the front elevation, a further double-glazed window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, a feature fireplace with an open fire and decorative surround, a fitted base unit, and a TV point.

Sitting Room

16\*5" x 12\*0" (5.01m x 3.66m)  
The sitting room has a double-glazed bay window to the front elevation, a further double-glazed window to the side elevation, carpeted flooring, a radiator, coving to the ceiling, a feature fireplace with an open fire and decorative surround, a TV point, and double doors leading into the dining room.

Dining Room

13\*6" x 17\*10" (4.12m x 5.44m )  
The dining room has carpeted flooring, a feature fireplace with an open fire and decorative surround, coving to the ceiling, and double wooden doors with glass inserts providing access to the garden.

Kitchen

11\*11" x 17\*8" (3.65m x 5.40m)  
The kitchen has a range of fitted base and wall units with laminate worktops and a breakfast bar, a sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated fridge, a range cooker with hob and extractor hood, space for an American-style fridge freezer, tiled flooring with underfloor heating, tiled splashback, coving to the ceiling, recessed spotlights, a partially vaulted ceiling with two Velux windows, and open access into the conservatory.

Consevatory

9\*9" x 12\*0" (2.98m x 3.67m)  
The conservatory has tiled flooring with underfloor heating, a glass vaulted ceiling with two skylight-style windows, a range of double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

WC

2\*5" x 4\*10" (0.76m x 1.49m)  
This space has a low level dual flush WC, a wall-mounted wash basin, tiled flooring, fully tiled walls, an extractor fan, and recessed spotlights.

FIRST FLOOR

Landing

12\*11" x 17\*5" max (3.95m x 5.31m max)  
The landing has a double-glazed window to the front elevation, carpeted flooring, a dado rail, a radiator, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

12\*1" x 13\*1" (3.69m x 4.00m)  
The first bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a Victorian cast iron fireplace surround.

Bedroom Two

12\*0" x .318\*2" (3.68m x .97m)  
The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and a Victorian cast iron fireplace surround.

Bedroom Three

12\*0" x 12\*0" (3.66m x 3.68m)  
The third bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a Victorian cast iron fireplace surround.

Bedroom Four

7\*11" x 5\*11" (2.42m x 1.82m)  
The fourth bedroom / study has a double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bathroom

8\*3" x 11\*10" (2.53m x 3.62m)  
The bathroom has a concealed dual flush WC combined with a sunken wash basin and a range of fitted storage, a wall-mounted mirror, a sunken jacuzzi-style bath with a tiled surround, tiled flooring, fully tiled walls, a chrome heated towel rail, a column radiator, and a double-glazed window to the rear elevation.

Shower Room

5\*1" x 3\*1" (1.55m x 0.96m)  
The shower room has a shower enclosure with an overhead shower and wall-mounted fixtures, tiled flooring, fully tiled walls, and a chrome heated towel rail.

SECOND FLOOR

Bedroom Five

16\*9" x 21\*3" (5.13m x 6.50m)  
The fifth bedroom has a UPVC double-glazed window to the rear elevation, three Velux windows with fitted blinds, carpeted flooring, three radiators, eaves storage cupboards, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a block-paved and gravelled driveway providing ample off-road parking for up to ten vehicles, along with access into the double garage. The frontage also features an outdoor tap, external lighting, and is enclosed by a combination of hedging and fence-panelled boundaries.

Double Garage

19\*4" x 19\*0" (5.90m x 5.81m)  
The garage has lighting, power points, a loft hatch with a drop-down ladder, access to a garage cellar, and an electric up and double doors opening out onto the driveway.

Garage Cellar

32\*4" x 10\*8" (9.88m x 3.26m)

Rear

To the rear of the property is a private, enclosed garden featuring a patio area, a lawn, and steps leading up to a raised decking area with a wooden pergola. The garden also benefits from an outdoor tap, external lighting, a timber-built shed, a variety of established plants, and brick-walled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank –  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No

DISCLAIMER

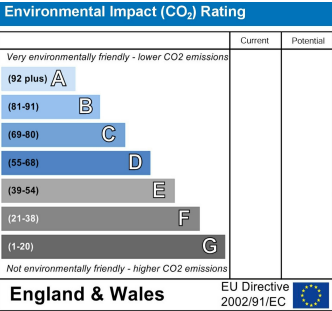
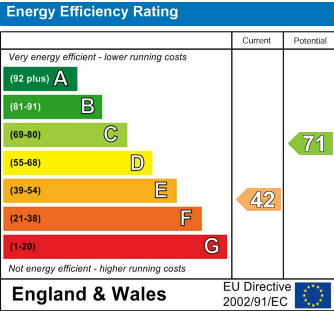
Council Tax Band Rating - Erewash Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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