

HoldenCopley

PREPARE TO BE MOVED

Lock Lane, Sandiacre, Nottinghamshire NG10 5LB

Guide Price £235,000 - £250,000

Lock Lane, Sandiacre, Nottinghamshire NG10 5LB



GUIDE PRICE £235,000 - £250,000

LOCATION, LOCATION, LOCATION...

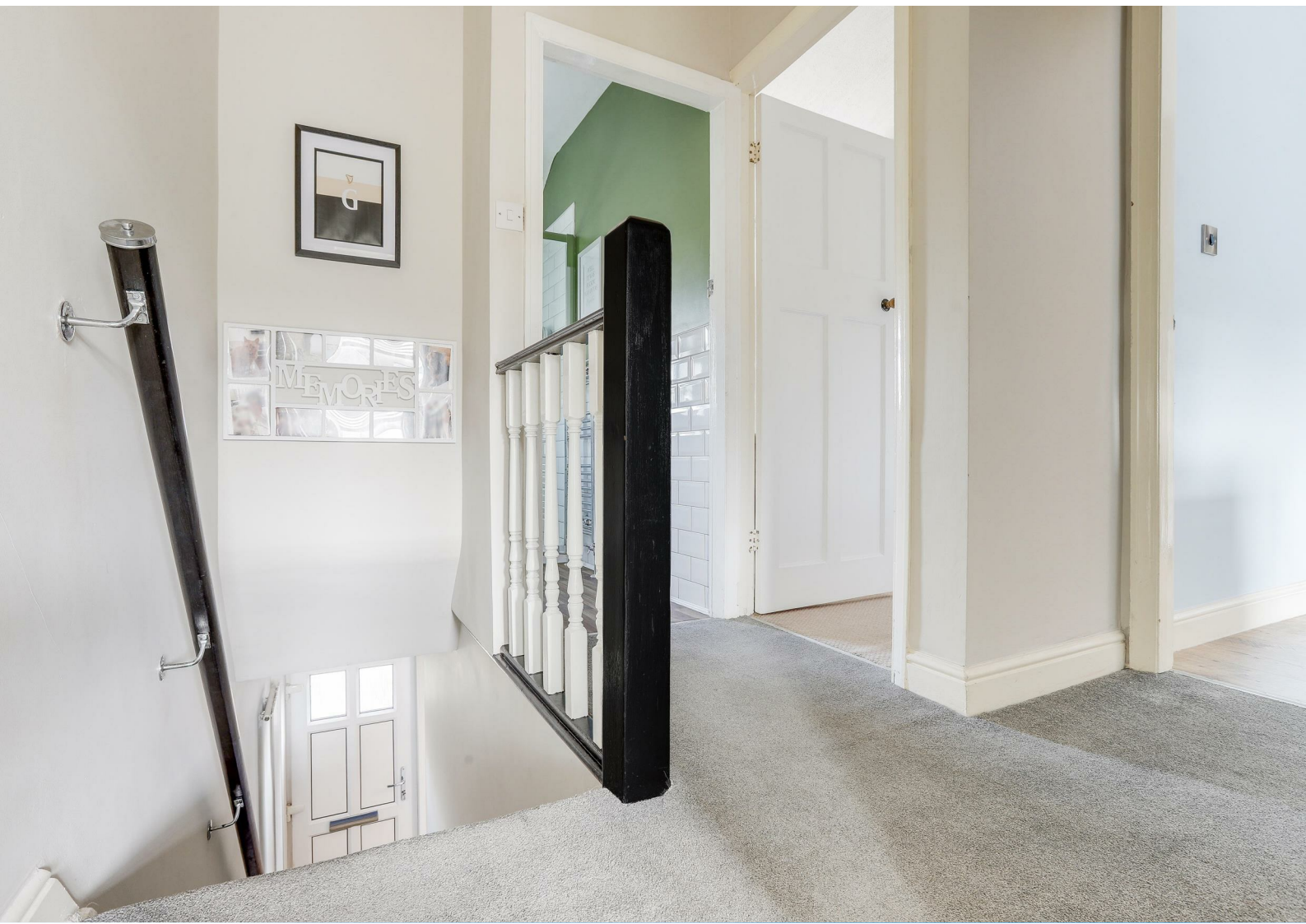
This three-bedroom mid-terraced house is exceptionally well-presented and decorated throughout, making it an ideal purchase for a wide range of buyers. Nestled in a quiet cul-de-sac location next to the historic Sandiacre Lock, the property also benefits from being within easy reach of local amenities, supermarkets, and excellent commuting links via the M1 and A52. To the ground floor, an inviting entrance hall leads into a bright and spacious living room featuring a charming cast iron fireplace. Completing this level is a recently upgraded kitchen diner fitted with a stylish range of modern units, creating the perfect space for both everyday living and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a newly fitted contemporary bathroom suite. Outside, the property offers kerb appeal with a block-paved driveway providing off-street parking for two vehicles. To the rear, a beautifully landscaped garden includes a patio area for outdoor seating, a well-maintained lawn, and a large shed for additional storage.

MUST BE VIEWED





- Mid-Terraced House
- Three Good-Sized Bedrooms
- Living Room With Feature Fireplace
- Upgraded & Modern Fitted Kitchen Diner
- Newly Fitted Bathroom Suite
- Boarded Loft & Storage Space
- Well-Presented Throughout
- Driveway For Two Cars
- Private Landscaped Garden
- Quiet Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

5*9" x 3*1" (max) (1.77m x 0.95m (max))

The entrance hall has wooden flooring, carpeted stairs, a vertical radiator, recessed spotlights, and a single UPVC door providing access into the accommodation.

Living Room

11*1" x 10*10" (max) (3.40m x 3.32m (max))

The living room has a UPVC double-glazed bow window to the front elevation, wooden flooring, a cast iron feature fireplace with a decorative surround, a TV point, and a column radiator.

Kitchen/Diner

13*9" x 12*2" (max) (4.21m x 3.72m (max))

The kitchen has a range of fitted shaker-style base and wall units with laminate worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, space for a cooker, an angled extractor fan, space for a fridge freezer, space for a dining table, tiled splashback, recessed spotlights, an in-built under stair cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

7*7" x 7*3" (max) (2.33m x 2.22m (max))

The landing haas carpeted flooring, recessed spotlights, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11*3" x 10*5" (max) (3.44m x 3.19m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an original open fireplace.

Bedroom Two

12*2" x 8*3" (max) (3.73m x 2.52m (max))

The second bedroom ahs a UPVC double-glazed window to the rear elevation, wooden flooring, recessed spotlights, a radiator, and an exposed brick chimney breast with a recessed alcove.

Bedroom Three

9*1" x 7*8" (2.79m x 2.34m)

The third bedroom has a UPVC double-glazed window to the rear elevation, vinyl flooring, a radiator, an exposed brick chimney breast, and a fitted airing cupboard.

Bathroom

8*2" x 5*4" (max) (2.49m x 1.65m (max))

The bathroom has a low level dual flush WC, a vanity unit wash basin, a wall-mounted illuminated mirror, a corner fitted shower enclosure with a wall-mounted electric shower, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, decorative plants, external lighting, and side access to the rear.

Rear

To the rear of the property is a private enclosed landscaped garden with a patio area, a gravelled border, railway sleepers, a wood chipped area with various plants and trees, a lawn, external lighting, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
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 – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

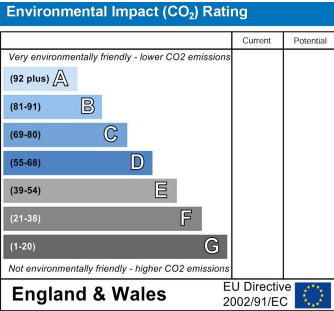
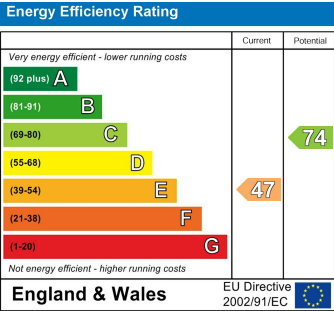
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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.



Lock Lane, Sandiacre, Nottinghamshire NG10 5LB

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

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.