



Sandy Lane,  
Bramcote, Nottingham  
NG9 3GT

**£380,000 Freehold**



A extended Hofton built three-bedroom, semi-detached house.

Benefitting from a single storey extension to the rear, providing a larger kitchen and dining room, this well presented property offering ready to move into accommodation, will appeal to a variety of potential purchasers but is considered an ideal for a family.

In brief the generous interior comprises: entrance hall, sitting room, dining room, kitchen and WC to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property sits on a good sized plot with a drive with the garage beyond and mature and well manicured gardens to both front and rear.

Occupying a sought-after and established residential location, well placed for easy access to the A52 and M1, and the centres of Beeston and Nottingham, this excellent property with further potential, subject to the necessary planning consents, is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, radiator, stairs off to the first floor landing, UPVC double glazed window to the side and useful under stairs cupboard.

### Sitting Room

13'3" x 11'11" (4.04m x 3.65m )

UPVC double glazed bay window and radiator.

### Dining Room

22'0" x 10'11" decreasing to 9'8" (6.73m x 3.33m decreasing to 2.97m )

UPVC double glazed patio doors leading to the rear garden, and radiator.

### Kitchen

18'7" x 7'10" (5.68m x 2.40m )

Fitted wall and base units, work surfacing with tiled splashback, breakfast bar, one and half bowl sink and drainer unit with mixer tap, electric cooker with extractor above, plumbing for a dishwasher and washing machine, UPVC double glazed window and door to the exterior and wall mounted 'Baxi' boiler.

### Downstairs WC

Fitted with a low level WC, pedestal wash hand basin with tiled splashback.

### First Floor Landing

UPVC double glazed window and doors to the bathroom and three bedrooms.

### Bedroom One

15'3" x 11'11" (4.67m x 3.65m )

UPVC double glazed bay window, radiator, fitted wardrobes and dressing table.

### Bedroom Two

11'5" x 10'11" (3.50m x 3.35m )

UPVC double glazed window and radiator.

### Bedroom Three

8'5" x 6'11" (2.57m x 2.13m )

UPVC double glazed window, radiator and fitted cupboard.

### Bathroom

7'11" x 8'0" (2.42m x 2.45m )

With fittings in white comprising: low level WC, wash hand basin inset to vanity unit, bath with shower handset, shower cubicle with 'Mira' shower over, part tiled walls, UPVC double glazed window, radiator and extractor fan.

### Outside

To the front the property has a drive with gated access to a further area of drive with the garage beyond. The front garden is laid mainly to lawn, with stocked borders, and to the rear the property has a generous and private garden, with patio, outside tap, lawns, various well stocked beds and borders with mature shrubs and trees, and raised beds.

### Garage

19'9" x 8'0" (6.04m x 2.45m )

Up and over door to the front, pedestrian door to the side, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

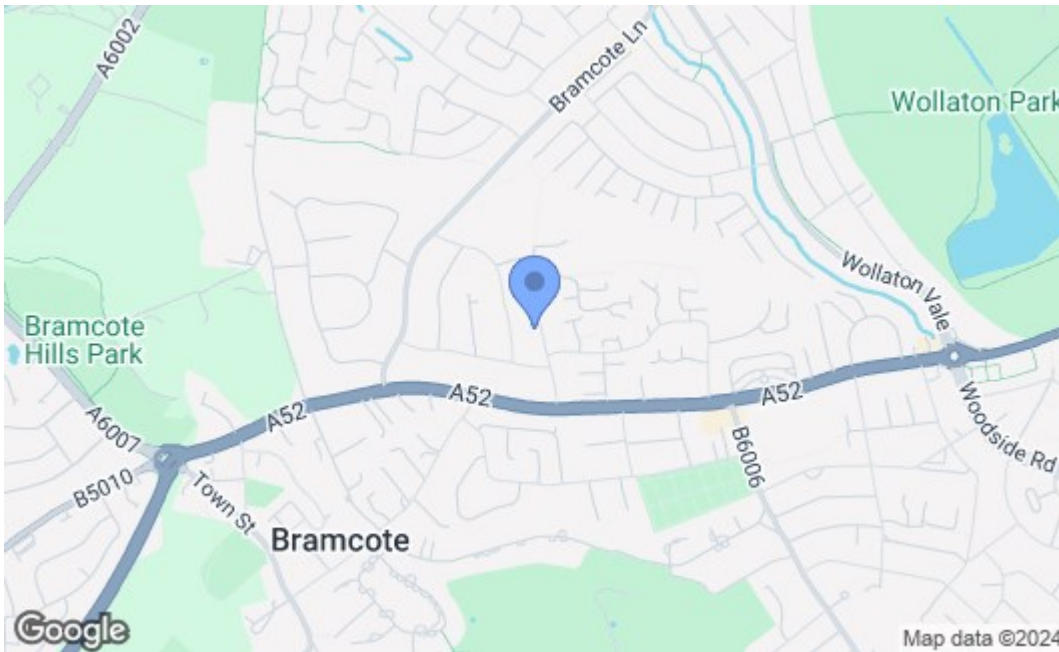
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.