



Hadstock Close  
Sandiacre, Nottingham NG10 5LQ

A THREE BEDROOM SEMI DETACHED  
HOUSE

**£220,000 Leasehold**



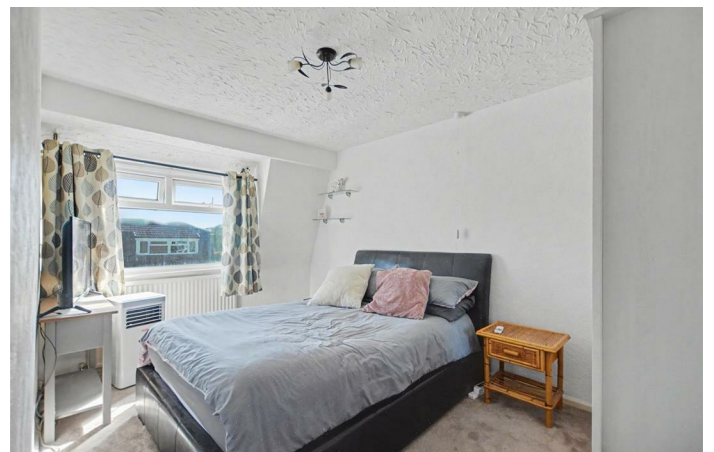
Situated towards the head of the cul de sac is this surprisingly spacious three bedroom semi detached house.

A feature of this property is the larger than average gardens which run around three sides of the property and include an attractive sunken decked area, as well as a raised terraced patio area with a summerhouse. An open shared driveway provides off-street parking and leads to a single garage.

The property is centrally heated from a combination boiler and double glazed and offers surprisingly spacious accommodation which comprises hall, lounge with double doors to separate dining room and a modern fitted kitchen to the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and family bathroom.

Located in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within easy reach, as are local amenities and a regular bus service. A short drive away can be found the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

Offered for sale with NO UPWARD CHAIN, this property is ideal for first time buyers and young families alike.



#### ENTRANCE PORCH

uPVC double glazed window and front entrance door. Further uPVC door leading to the hallway.

#### HALLWAY

Radiator and stairs to the first floor.

#### LOUNGE

13'5" x 11'2" (4.09 x 3.41)

Radiator, double glazed window to the front and double doors leading to the dining room.

#### DINING ROOM

10'8" x 8'10" (3.26 x 2.70)

Radiator and double glazed patio door leading to the rear garden.

#### KITCHEN

10'7" x 8'2" (3.24 x 2.51)

Range of wall, base and drawer units, with contrasting work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven and gas hob. Plumbing and space for washing machine and dishwasher. Further under-counter appliance space. Double glazed windows and door to the rear garden.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

#### BEDROOM ONE

10'8" x 11'4" less wardrobes (3.27 x 3.46 less wardrobes)

Fitted wardrobes and drawers, radiator and double glazed window to the rear.

#### BEDROOM TWO

13'1" x 8'7" (4 x 2.64)

Radiator and double glazed window to the front.

#### BEDROOM THREE

10'5" reducing to 7'6" x 8'8" (3.18 reducing to 2.30 x 2.66)

Radiator and double glazed window to the front.

#### BATHROOM

7'9" x 5'11" (2.37 x 1.82)

Three piece suite comprising pedestal wash hand basin,

low flush WC and bath with thermostatically controlled shower over. Heated towel rail, built-in airing cupboard housing gas combination boiler (for central heating and hot water) and double glazed window.

#### OUTSIDE

The property is situated in the corner of a cul de sac with open shared driveway which provides off-street parking and leads to a semi detached brick built garage. There is gated pedestrian access leading to the rear garden. There are gardens to three sides with a sunken decked terraced area beyond the patio doors and beyond this is a section of garden laid to lawn flanked with bedding. There are further raised beds and rockery with a terraced landscaped area at the side of the house with steps leading to the top garden which is finished with paving and a summerhouse sits in the corner which has light and power.

#### AGENTS NOTE

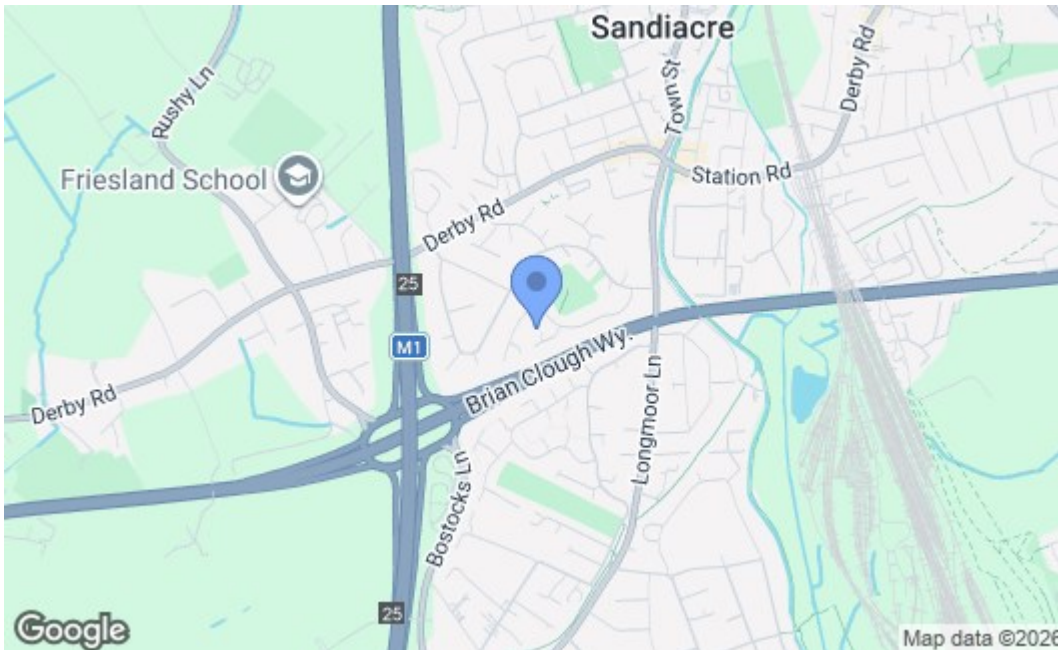
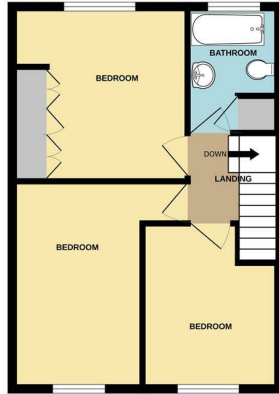
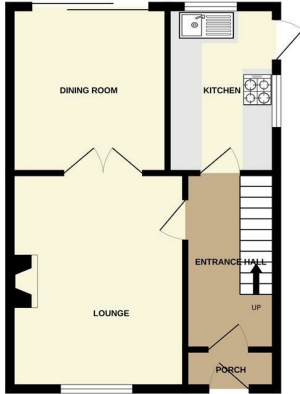
The property sits on a leasehold title. We understand that the the leasehold is 999 years from date of construction with a fixed ground rent of £20 per annum. More information is available on request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.