



Sandy Lane, Bramcote, Nottingham, NG9 3GS
£480,000 Freehold


MARTIN&CO

Sandy Lane, Bramcote

4 Bedrooms, 1 Bathroom

£480,000

- Extended Four Bedroom Detached House
- Sought After Location
- Enclosed Rear Garden
- No Onward Chain
- Well Proportioned Throughout
- Driveway & Garage
- Galleried Landing

Well proportioned throughout, this extended four bedroom detached property is situated in this sought after location affording excellent transport links and local amenities. The accommodation comprises of a porch leading through to a large hallway, cloakroom, generously sized living room, dining room with patio doors to the rear garden and breakfast kitchen to the ground floor with a galleried landing, four well proportioned bedrooms and a bathroom to the first floor. Externally, the property offers a private, enclosed rear garden with a garden, driveway and garage to the front. Being offered with the benefit of no onward chain, early viewing is strongly recommended.



PORCH 8' 11" x 4' 7" (2.72m x 1.4m) Accessed via an external uPVC door with fitted carpet and uPVC double glazed window to the front elevation.

HALLWAY 11' 7" x 6' 7" (3.53m x 2.01m) With fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

CLOAKROOM With a low flush w.c., corner, half pedestal wash hand basin, fitted carpet and ceiling light.

LIVING ROOM 28' x 12' 6" (8.53m x 3.81m) With fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator, fire with brick fireplace, sliding doors to the dining room, two ceiling lights and two wall lights.

DINING ROOM 17' 8" x 9' 5" (5.38m x 2.87m) With fitted carpet, two uPVC double glazed windows to the side and rear elevations, sliding patio doors to the rear garden, wall mounted radiator and two ceiling lights.

BREAKFAST KITCHEN 19' 5" x 9' 2" (5.92m x 2.79m) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, integrated electric twin oven, inset hob with extractor hood over, tiled flooring and two uPVC double glazed windows to the rear elevation and ceiling light. The dining area has wood effect flooring, wall mounted radiator and ceiling light.

REAR HALL 3' 6" x 3' 3" (1.07m x 0.99m) With flooring and external uPVC door to the rear garden.

GALLERIED LANDING With fitted carpet, uPVC double glazed window to the front elevation, storage cupboard, loft hatch and ceiling light.

MASTER BEDROOM 13' 9" x 12' 6" (4.19m x 3.81m) With fitted carpet, a range of fitted wardrobes, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 7" x 12' 5" (3.84m x 3.78m) With fitted carpet, fitted wardrobe, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 13' 9" x 9' (4.19m x 2.74m) With fitted carpet, fitted wardrobe, uPVC double glazed window to the front elevation, wall mounted radiator, air conditioning unit and ceiling light.

BEDROOM FOUR 8' 11" x 8' (2.72m x 2.44m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a corner panelled bath with a mains fed mixer bar shower over, low flush w.c., pedestal wash hand basin, fitted carpet, wall mounted radiator, two opaque uPVC double glazed windows to the rear elevation, airing cupboard, part wall tiling and fitted ceiling spotlights.



EXTERNAL The property enjoys a private and well established, enclosed rear garden which is laid to lawn with a range of mature shrubs, a paved patio area, summerhouse, hedge and fenced boundary and secure gate access. To the front is a laid to lawn garden, hedge boundary, block paved driveway providing off road parking and leading to an integral garage with up and over door.





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Martin & Co Beeston

23 Wollaton Road • Beeston • Nottingham • NG9 2NG
T: 0115 9225555 • E: beeston@martinco.com

0115 9225555

<http://www.martinco.com>



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