



Rutland Grove  
Sandiacre, Nottingham NG10 5AQ

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.

**£170,000 Freehold**

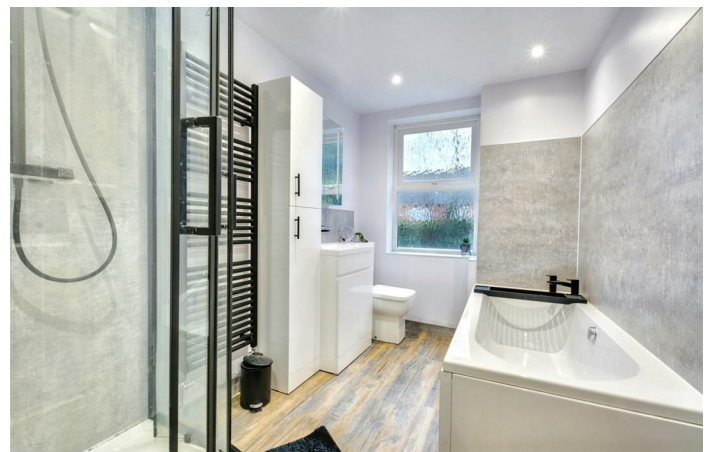


A period two double bedroom semi detached house.

Behind this traditional facade lies a modern, contemporary home, recently refurbished and ready to move into. Features include gas fired central heating served from a combination boiler, double glazed windows and newly fitted kitchen. The property also enjoys a contemporary first floor four piece bathroom.

Situated in a no-through road, this convenient location is within walking distance of local shops and amenities, including a regular bus service linking Nottingham and Derby. Sandiacre also benefits from Lidl, Co-Op, schools for all ages and the property is about a mile away from the A52 and Junction 25 of the M11 motorway for those looking to commute.

The property also benefits from a useful utility room and larger than expected rear garden with lawn, bedding and patio area. This property will make a fantastic first home and ideal for those looking to downsize.



## LOUNGE

11'10" x 11'1" (3.61 x 3.4)

Radiator, double glazed window and door to the front.

## DINING ROOM

12'2" x 11'10" (3.72 x 3.62)

Radiator, double glazed window to the rear. Door to kitchen.

## KITCHEN

10'4" x 6'9" (3.16 x 2.07)

Incorporating a newly fitted contemporary handle-free wall, base and drawer units with contrasting square edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Cupboard housing gas combination boiler (for central heating and hot water). Radiator, double glazed window and door to the rear. Access to utility room.

## UTILITY ROOM

6'11" x 4'11" (2.11 x 1.5)

A useful space with work surfacing, wall mounted unit, plumbing and space for washing machine, as well as further appliance space, walk-in cupboard, double glazed window.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'8" x 11'0" (3.58 x 3.37)

Original cast iron fireplace, radiator, double glazed window to the front.

## BEDROOM TWO

12'1" x 8'10" (3.7 x 2.7)

Original cast iron fireplace, overstairs store cupboard, radiator, hatch and ladder to mostly boarded loft. Double glazed window to the rear.

## BATHROOM

10'2" x 6'2" (3.11 x 1.9)

Spacious room with a modern, contemporary four piece suite comprising wash hand basin with vanity unit, low flush WC, bathtub with feature taps, walk-in shower enclosure with twin rose thermostatically controlled shower system.

Feature wet wall, heated towel rail, toiletry cabinet, double glazed window.

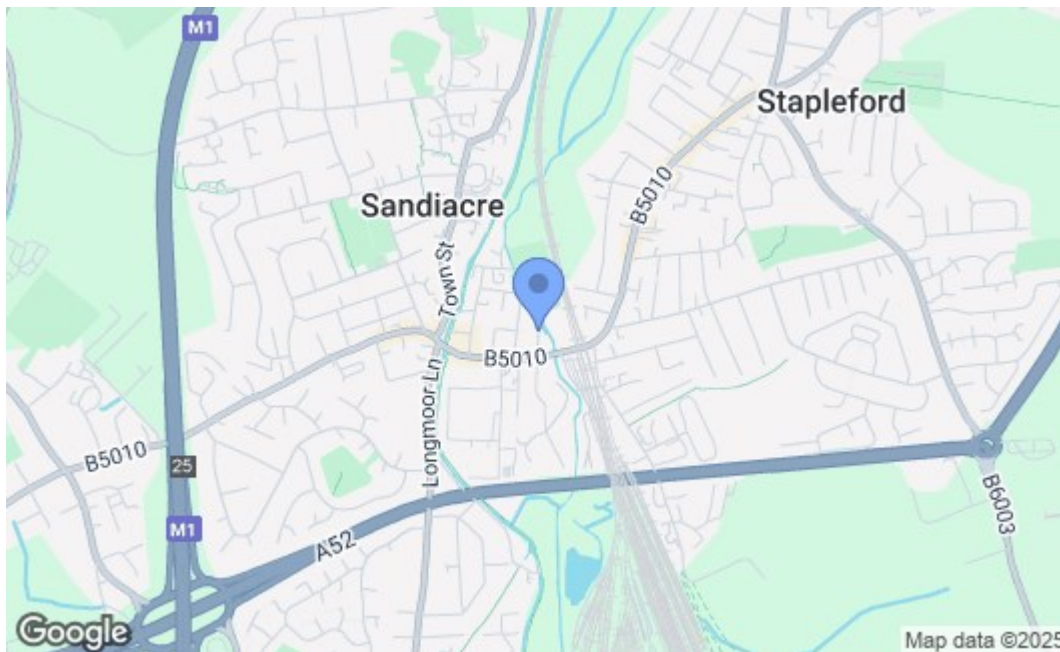
## OUTSIDE

The property fronts the pavement with gated access to the side leading to the rear garden. The rear garden is a generous size, comprising cobbled yard and seating area, the main garden has a section laid to lawn and a chipped bark area.

## AGENTS NOTE

The property has been flooded once in the last 5 years, this occurred in October 2023 due to storms.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(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.