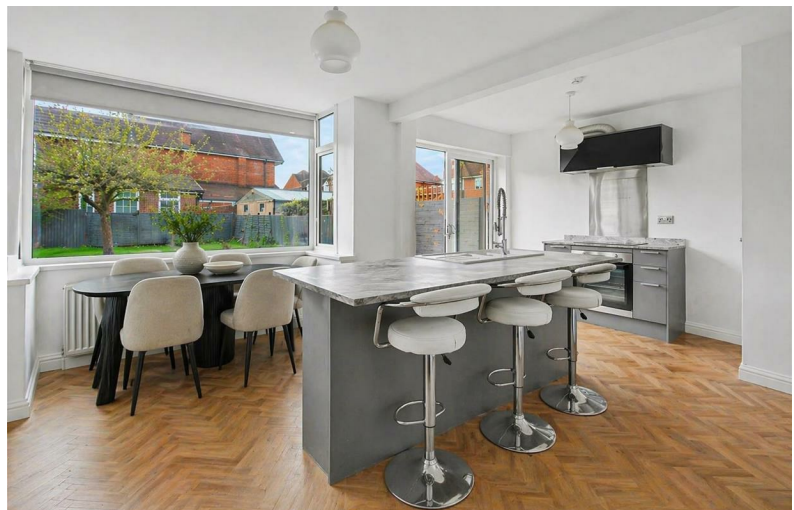
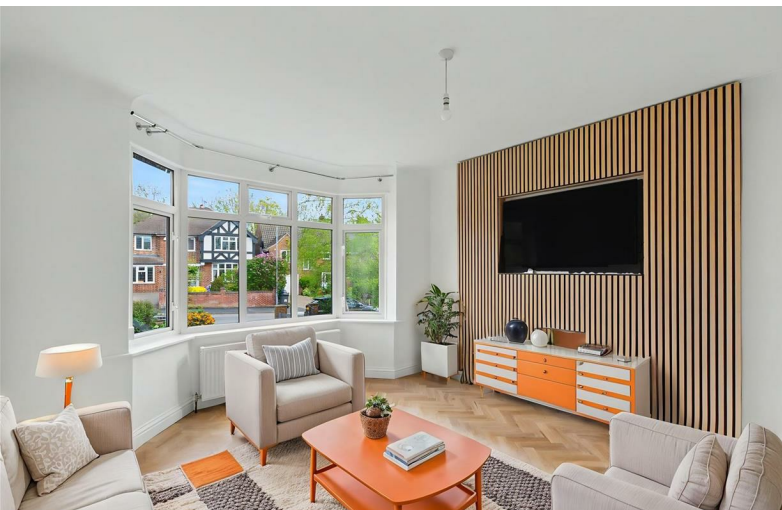




Sandy Lane,
Bramcote, Nottingham
NG9 3GT

£385,000 Freehold



Situated on Sandy Lane, Bramcote, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample opportunity for relaxation and entertaining guests.

The layout of the house is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the generous parking space, this added convenience makes it easy for families and visitors alike.

Situated in a peaceful neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility.

In summary, this detached house on Sandy Lane presents a wonderful opportunity for anyone looking to settle in a vibrant area of Bramcote. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.



Entrance Porch

Double doors with flanking windows, and a door with flanking windows to the entrance hall.

Entrance Hall

With herring laminate flooring, radiator, stairs to the first floor, useful under stairs storage cupboard and doors to the kitchen diner and lounge.

Lounge

11'11" x 11'7" (3.64m x 3.54m)

Herring bone laminate flooring, UPVC double glazed bay window to the front, stylish media wall, and radiator.

Kitchen Diner

19'9" x 11'10" (6.02m x 3.62m)

Herring bone laminate flooring, a range of modern wall, base and drawer units, work surfaces, kitchen island with breakfast bar, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with induction hob and extractor fan over, integrated dishwasher, washing machine and fridge freezer, UPVC double glazed bay window to the rear, radiator, UPVC double glazed sliding patio doors to the rear and a useful storage cupboard.

Landing

UPVC double glazed window to the side, loft hatch, and doors to the bathroom and three bedrooms.

Bedroom One

11'11" x 11'5" (3.65m x 3.5m)

A carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bedroom Two

11'11" x 11'11" (3.65m x 3.65m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Three

7'4" x 6'2" (2.25m x 1.9m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

Bathroom

Incorporating a three-piece suite comprising bath with

main controlled shower over and further shower handset, wash-hand basin, WC, wall-mounted heated towel, part tiled walls, spotlights and two UPVC double glazed windows to the end and side.

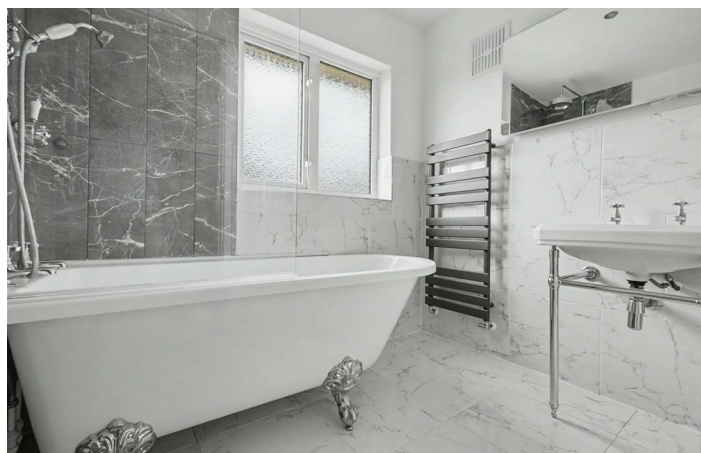
Outside

To the front of the property you will find a lawned garden with stocked beds and borders, a driveway in front of the garage and gated side access leading to the generous private and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, and fence boundaries.

Garage

21'9" x 8'1" (6.64m x 2.47m)

With a roll up garage door to the front, light and power, and a pedestrian door to the rear.

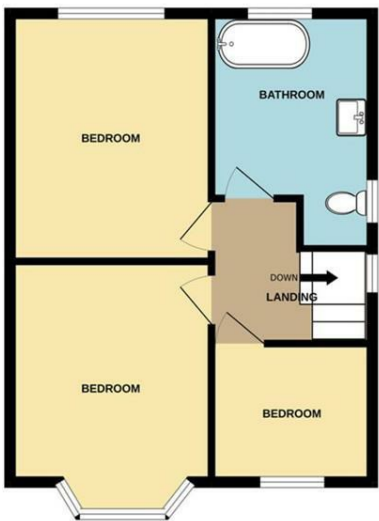




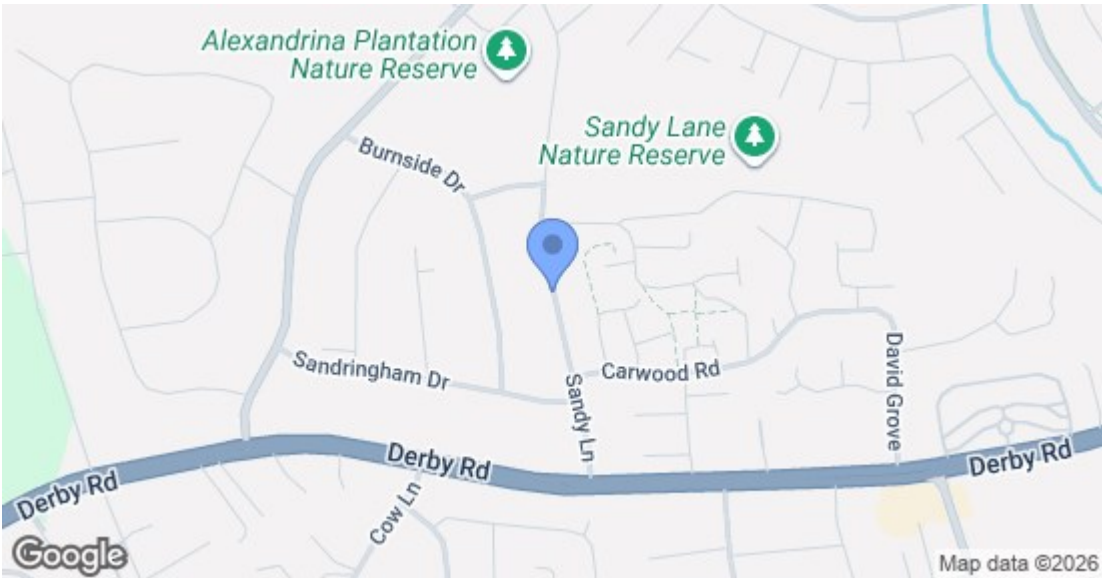
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.