



Bostocks Lane,  
Risley, Nottingham  
NG10 5NL

**£435,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS INDIVIDUALLY DESIGNED AND BUILT FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE CONSTRUCTED APPROX 35-40 YEARS AGO SITUATED IN THIS POPULAR AND ESTABLISHED COMMUTER LOCATION.

A beautiful family home! With accommodation over two floors, the ground floor comprises a welcoming reception hallway, dining room, living room, kitchen, utility area, and WC. The first floor landing then provides access to four bedrooms, bathroom and en-suite facilities.

The property also benefits from gas central heating, double glazing, off-street parking, double garage with twin up and over doors, gardens to the front and rear.

The property is located within close proximity of excellent nearby transport networks and commuter links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to excellent schooling nearby for all ages, as well as the shops and services within the nearby towns of Stapleford and Long Eaton.

The property offers a variety of space on both levels making it an ideal family home and we therefore highly recommend an internal viewing.



### ENTRANCE HALL

12'7" x 10'4" (3.85 x 3.17)

Composite and double glazed front entrance door with full height double glazed windows to either side of the door, turning staircase with decorative open spindle balustrade rising to the first floor with useful understairs storage cupboard, radiator, laminate flooring, coving, archway through to dining area and Georgian-style panel and glazed door to the lounge.

### DINING ROOM

12'7" x 10'9" (3.85 x 3.29)

Double glazed window to the front with fitted blinds, matching to the hallway laminate flooring, coving, radiator.

### LIVING ROOM

20'9" x 10'11" (6.34 x 3.33)

A dual aspect room with double glazed windows to the front and side, engineered oak solid flooring, media points, coving, two radiators and central inset multi fuel burning stove.

### KITCHEN

12'11" x 10'10" (3.95 x 3.31)

Equipped with a matching range of Shaker style base and wall storage cupboards with square edge butchers block style work surfaces with inset Belfast sink unit with central mixer tap and tiled splashbacks. Space for range cooker with extractor canopy over, glass fronted crockery cupboards, uPVC panel and double glazed exit door to outside, double glazed window to the side with fitted blinds, radiator, tiled floor, panel and glazed Georgian-style door back to the hallway, door to utility room.

### UTILITY ROOM

7'10" x 7'9" (2.41 x 2.38)

Fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with tiled splashbacks and double glazed window to the rear with fitted roller blind, boiler cupboard housing the gas fired central heating boiler, tiled floor, coat pegs and space for fridge/freezer.

### WC

10'5" x 7'4" (3.18 x 2.26)

Two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. Double glazed window to the rear with fitted roller blind, radiator, laminate flooring.

### GALLERIED FIRST FLOOR LANDING

Decorative open spindle balustrade continued from the hallway downstairs, double glazed window to the front with fitted blinds, radiator, coving, loft access point to an insulated loft space, airing cupboard housing hot water cylinder with shelving above.

### BEDROOM ONE

10'11" x 10'8" (3.35 x 3.27)

Double glazed window to the side with fitted blinds, radiator, laminate flooring, door to en-suite and door to bedroom four.

### EN-SUITE

7'6" x 5'2" (2.30 x 1.58)

Modern white three piece suite comprising tiled and enclosed shower cubicle with mains shower, wash hand basin with waterfall style mixer

tap, tiled splashbacks and storage cabinets beneath, push flush WC. Double glazed window to the rear with fitted blinds, chrome heated ladder towel radiator, spotlights and extractor fan.

### BEDROOM TWO

10'11" x 9'8" (3.33 x 2.97)

Double glazed window to the front with fitted blinds, radiator.

### BEDROOM THREE

10'6" x 8'9" (3.22 x 2.67)

Double glazed window to the side, radiator.

### BEDROOM FOUR

10'11" x 9'11" (3.34 x 3.04)

Double glazed window to the front with fitted blinds, radiator, laminate flooring, interconnecting door to bedroom one and door to landing.

### BATHROOM

7'6" x 6'11" (2.30 x 2.12)

Modern white three piece suite comprising shaped bath with bath seat and tiled splashbacks, wash hand basin with matching splashbacks, push flush WC. Double glazed window to the rear, radiator.

### OUTSIDE

To the front of the property there is a tarmac side by side driveway providing off-street parking which in turn leads to the double garage via twin opening garage doors. The front garden is lawned with screening to the boundary line in terms of brick walls and hedgerows within the planted flowerbeds, as well as a wide variety of specimen bushes, shrubs, trees and plants. To the front of the property there is an external lighting point, front covered canopy porch providing shelter to the front doors, with main light above. The front garden bends around to the side offering a further lawn section with planted borders housing a further variety of bushes and shrubbery.

### TO THE REAR

The rear garden is enclosed offering a variety of areas including an initial paved patio seating area accessed directly from the back of the garage door and the uPVC door leading through from the kitchen. There is then a lawned garden to the side with shaped and planted flower borders housing a variety of bushes and shrubbery with decorative slate chippings and a further decked and paved patio space to the corner of the garden making the most of the afternoon and evening sunlight. The garden also boasts a small greenhouse, external lighting points to the rear, water tap and pedestrian gated access back around to the front.

### DOUBLE GARAGE

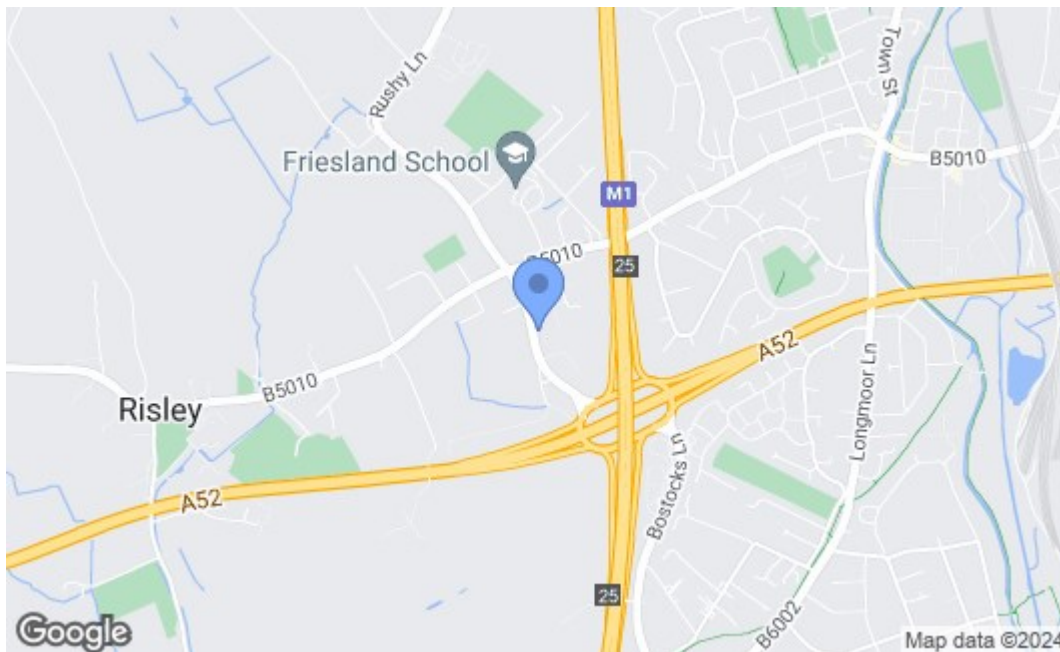
16'5" x 16'4" (5.01 x 5.00)

Twin opening individually operated up and over doors to the front, personal access door to the rear with glazed panel, power and lighting points.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over and head up the hill in the direction of Risley. At the next set of traffic lights, turn left onto Bostocks Lane. Head towards the motorway roundabout and the property can be found tucked away on the left hand side identified by our For Sale board on the corner of the entrance. Ref: 8004NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	83
<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.