



Chestnut Grove
Sandiacre, Nottingham NG10 5EZ

£195,000 Freehold

A TRADITIONAL THREE BEDROOM SEMI
DETACHED HOUSE.



This surprisingly spacious property comes to the market with vacant possession and NO CHAIN.

The property benefits from gas fired central heating served from a combination boiler, double glazed windows with the additional benefit of a double glazed conservatory, and useful cloaks/WC to the ground floor.

Further features include an open plan family dining kitchen, as well as a generous lounge and good sized tiered rear gardens.

Situated in this popular residential suburb ideal for families and commuters alike, as schools for all ages are within easy reach and a short drive away can be found the A52 and Junction 25 of the M1 motorway. For those who enjoy the outdoors, Stoney Clouds Nature Reserve is within walking distance.

Offering a blank canvass for first time buyers and young families to put their own mark upon it.



ENTRANCE HALL

Double glazed window and front entrance door, radiator, stairs to the first floor.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Double glazed window.

LOUNGE

13'1" x 11'11" (4.01 x 3.64)

Radiator, double glazed patio door to the conservatory.

CONSERVATORY

9'10" x 6'10" (3.01 x 2.1)

Double glazed windows with French doors opening to the rear garden.

FAMILY DINING KITCHEN

18'8" x 9'7" (5.7 x 2.93)

Incorporating a fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Cooker point, plumbing for washing machine and appliance space. Cupboard housing Worcester gas combination boiler (for central heating and hot water). Double glazed windows to the front and rear. Double glazed side exit door.

FIRST FLOOR LANDING

Radiator, double glazed window.

BEDROOM ONE

11'6" to wardrobes x 10'0" (3.51 to wardrobes x 3.05)

Fitted wardrobes to one wall, radiator, double glazed window to the rear.

BEDROOM TWO

10'7" x 9'8" (3.23 x 2.96)

Hatch and ladder to the loft. Radiator, double glazed window to the rear.

BEDROOM THREE

8'4" reducing to 5'1" x 8'0" reducing to 5'4" (2.55 reducing to 1.57 x 2.46 reducing to 1.64)

Fitted cupboard, radiator, double glazed window to the front.

BATHROOM

7'7" x 9'10" (2.33 x 3)

Incorporating a four piece suite comprising wash hand basin with vanity unit, low flush WC, bath and separate shower cubicle. Partial tiling to walls, double glazed window.

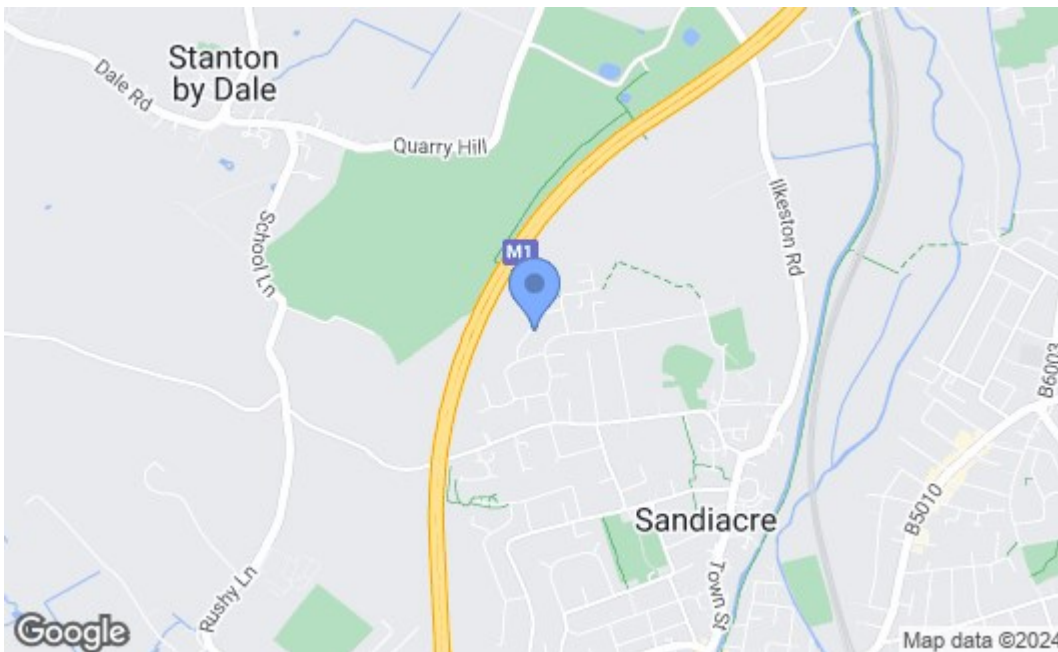
OUTSIDE

The property is set back from the road with an enclosed front garden, pedestrian access at the side of the house leading to the rear garden which is arranged over three tiers with a patio area, bedding laid to gravel and section of garden laid to lawn.

DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight over into Rushy Lane. Follow the road along and around to the right. At the signpost, turn right into Sandiacre on Stanton Road. Proceed over the motorway, turning first left onto Coronation Avenue. Turn left onto Sycamore Road, follow the road along, turning left again onto Chestnut Grove. The property can be found on the right hand side, identified by our For Sale board. Ref: 8353PS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(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.