



37 Rushy Lane, Sandiacre, Nottingham, NG10 5NN

£850 PCM

- Charming Edwardian Detached Home
- Two Well-Proportioned Bedrooms
- Private Side Access
- Generous Gardens
- Council Tax Band - D
- Sought-After Sandiacre Location
- Two Reception Rooms
- Long Driveway
- Useful Outdoor Storage
- EPC Rating - E

37 Rushy Lane, Nottingham NG10 5NN

*** CHARACTERFUL TWO BEDROOM DETACHED EDWARDIAN HOME IN SANDIACRE ***

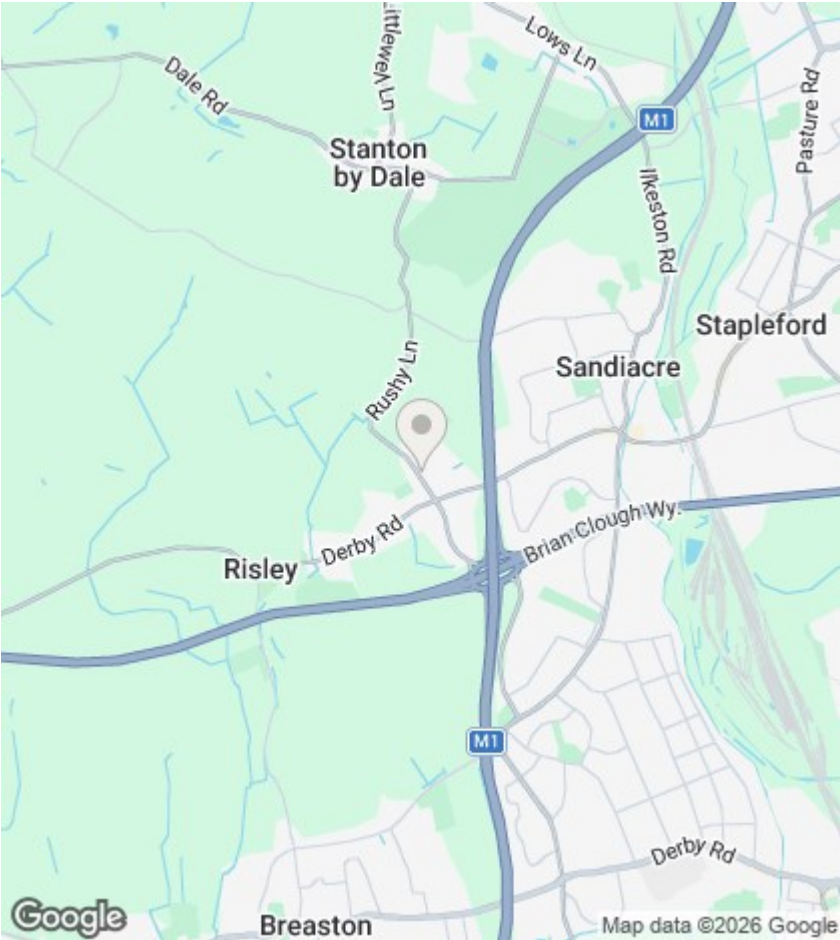
Robert Ellis are pleased to offer to let this charming two bedroom detached home, ideally situated on Rushy Lane in Sandiacre. The property occupies an attractive position, set well back from the road behind a beautiful front garden, with a lengthy side driveway extending around the side of the house. The location offers convenient access to local amenities, nearby schooling including Friesland School, and excellent commuter links via the A52, M1 motorway and i4 bus service.

Internally the accommodation begins with a welcoming front sitting room, complemented by a second lounge to the rear. The modern fitted kitchen offers a contemporary feel, with a useful rear extension leading through to an outdoor storage area, providing additional practical space.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:
E

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		
	40	81
England & Wales		EU Directive 2002/91/EC