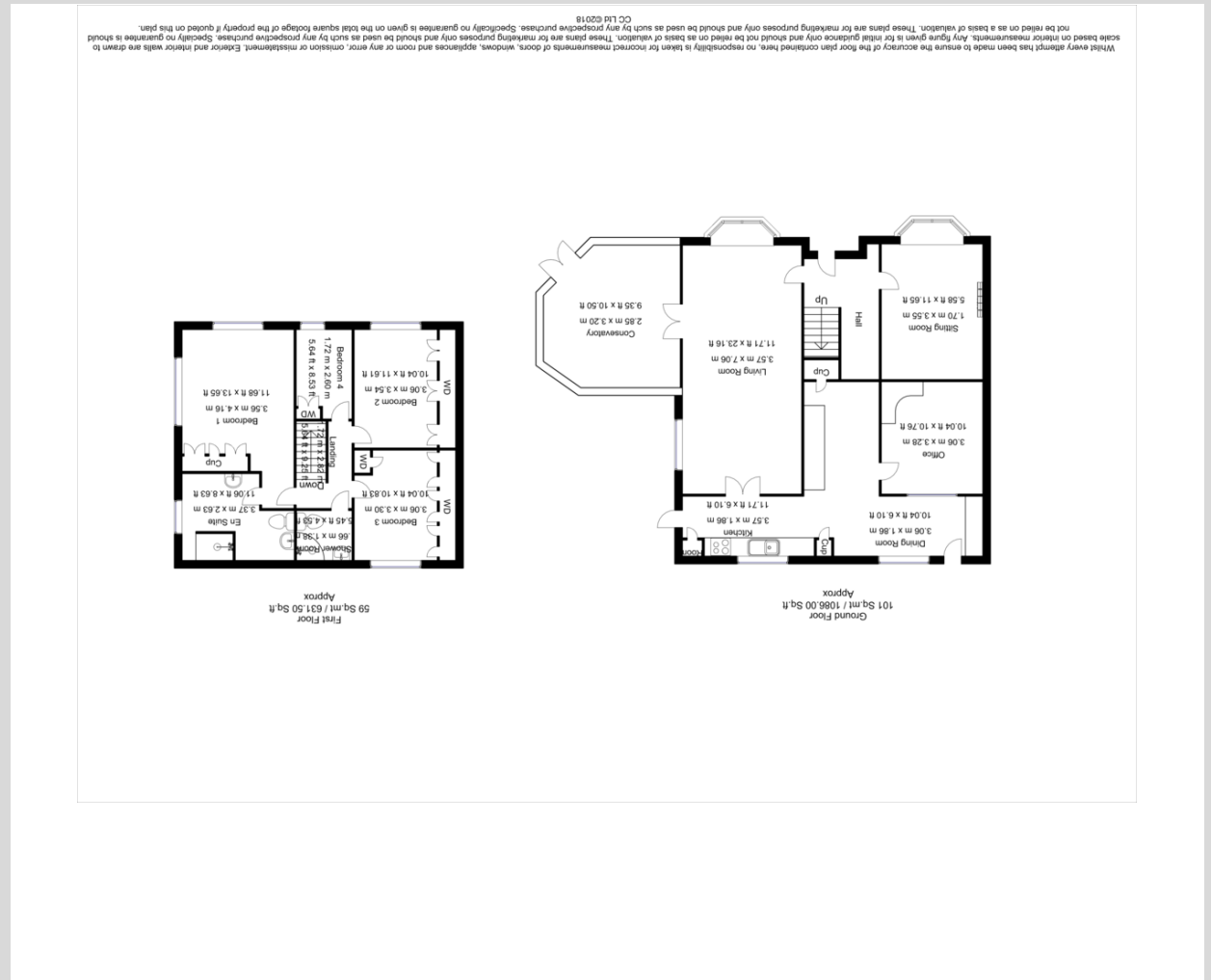


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E	52 E	
55-68	D		
69-80	C		
81-91	B		
92+	A		85 B



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
 enquiries@wallacejones.net
 www.wallacejones.co.uk



WALLACE · JONES
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

315 Bostocks Lane, Sandiacre, NOTTINGHAM NG10 5ND

Asking Price Of £320,000



Four bedroom Semi Detached House located in Sandiacre, NOTTINGHAM

For sale a well presented four bedroom extended semi detached house which benefits from larger than average driveway, double garage, en suite to master, extended kitchen and living room and three reception rooms. The property is ideally located for access to the M1 motorway and A52.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

FULL DESCRIPTION For sale a well presented four bedroom extended semi detached house which benefits from larger than average driveway, double garage, en suite to master, extended kitchen and living room and three reception rooms. Nestled in a sought-after location, this home enjoys easy access to a range of local amenities and facilities, ensuring convenience is always at your doorstep. Furthermore, the property benefits from excellent school catchments and superb commuting links via the nearby M1/A52.

KITCHEN 11' 8" x 6' 1" (3.57m x 1.86m) Having been extended to the side to create a large kitchen/dining/breakfast space the kitchen is in overall good condition. Double glazed windows to rear and doors leading to driveway and side garden. Fitted kitchen comprises, double electric Neff oven, Neff gas tiled hob, electric extractor hood and fan, under and over worktop cupboards, sink with 1½ drainer and tap. Space for washing machine, space for dishwasher, space for fridge/freezer, tiled flooring, radiators, access to understairs storage, breakfast bar area, dining area, access to office, living room and hallway.

LIVING ROOM 11' 8" x 23' 1" (3.57m x 7.06m) Having been part of an extension to create a large living room diner, double glazed bay window to the front, gas fire with fireplace surround, carpet and radiator. Access to the conservatory, hallway and kitchen.

CONSERVATORY 9' 4" x 10' 5" (2.85m x 3.20m) Double glazed French doors to patio, double glazed windows and tiled flooring.

OFFICE 10' 0" x 10' 9" (3.06m x 3.28m) Access from the kitchen with laminate flooring, space for desk and storage units, also could be used as a playroom or snug.

SITTING ROOM 5' 6" x 11' 7" (1.70m x 3.55m) Double glazed bay window to the front, electric fire, carpet and radiator.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

MASTER BEDROOM 11' 8" x 13' 7" (3.56m x 4.16m) Double glazed window to front and side, built in wardrobes, carpet, radiator and door to en suite.

ENSUITE 11' 0" x 8' 7" (3.37m x 2.63m) Double glazed window to the side, low level flush WC, bidet, mixer shower, sink with vanity unit and storage cupboards and radiator.

SHOWER ROOM 5' 45" x 4' 53" (2.67m x 2.57m) Double glazed window to the rear, modern suite comprises, low level flush WC, sink with pedestal, mixer shower, radiator, tiled walls and lino floor.

BEDROOM TWO 10' 0" x 11' 7" (3.06m x 3.54m) Double glazed window to the front, built in wardrobe, carpet and radiator.

BEDROOM THREE 10' 0" x 10' 9" (3.06m x 3.30m) Double glazed window to the rear, built in wardrobe, carpet and radiator.

BEDROOM FOUR 5' 7" x 8' 6" (1.72m x 2.60m) Double glazed window to rear, over stairs cupboard, carpet and radiator.

DOUBLE GARAGE Up and over double garage doors, access from the driveway, with electrics inside.

GARDEN The front private garden is primarily used as the main garden space which offers beautiful established bushes and shrubs. A lovely patio area used for relaxing that leads on to a lawn area. The garden allows access to the driveway and side entrance of the property via a gate.

OUTSIDE The front garden is primarily used as the main garden space and offers beautifully established shrubs and bushes.

TENURE Freehold.

VIEWINGS Viewings strictly by appointment through Wallace Jones Estate Agents.

