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**46 SANDY LANE**  
**HUCKNALL**  
**NOTTINGHAM**  
**NG15 7GQ**



**GUIDE PRICE £130,000 - £140,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Mid Victorian Villa Style Property
- Three Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- Two Reception Rooms
- Front Forecourt & Rear Garden

## **46 SANDY LANE, HUCKNALL, NOTTINGHAM**

### **DIRECTIONS**

On leaving our Hucknall Sales Office turn left into the High Street. Turn left at the traffic lights onto Watnall Road then take the second turning on your right into Derbyshire Lane. Follow the road until taking the fourth turning on your right onto Sandy Lane where the property can be easily identified by our "For Sale" board.

An excellent opportunity to acquire a mid terraced Victorian villa style house having front forecourt with local stone wall to the front. Steps leading to open porch with original floor tiling and UPVC double glazed leded entrance door opening into:

### **LOUNGE**

**13'6" max into bay x 13'6"** Oozing with traditional features to include high ceilings, ceiling coving, plate rail and a fabulous open fire set into a tiled hearth and wooden surround. With UPVC double glazed leded bay window to the front, ceiling light point, thermostatically controlled radiator, power points and TV aerial point.



### **DINING ROOM**

**15' x 13'6"** With feature fireplace incorporating stone effect gas fire, radiator, coved ceiling, ceiling light point, power points, TV aerial point, telephone point, UPVC double glazed window to the rear and stairs to first floor landing.



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**KITCHEN**

15' x 7'6" Boasting a range of modern base units with roll top work surfaces, 1 ½ bowl single drainer sink with mixer tap, space and plumbing for washing machine, space for dryer and space for fridge freezer. There is part wall tiling, floor tiling, ceiling light point, power points, two UPVC double glazed windows to the side and stable door to the rear garden.



**LANDING**

Power point and ceiling light point.

**BEDROOM ONE**

13'6" x 11'6" Having ceiling light point, plate rail, UPVC double glazed window to the front, thermostatically controlled radiator, power points and ceiling light point.



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**BEDROOM TWO**

11'6" x 10'6" With built in recess ideal for storage, access to loft and further built in cupboard. There is a UPVC double glazed window to the rear, ceiling light point, coved ceiling, thermostatically controlled radiator and power points.



**BEDROOM THREE**

7'7" x 7' Having ceiling light point, UPVC double glazed window to the rear, power points and thermostatically controlled radiator.



**BATHROOM**

## 46 SANDY LANE, HUCKNALL, NOTTINGHAM

With ceiling light point, UPVC double glazed opaque window to the side, towel rail radiator, tiled floor and three-piece white suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and close coupled W.C.

### OUTSIDE

Surrounded with a mixture of wall and fencing the cottage style garden has sculptured lawn with well stocked borders and a decked seating area ideal for outside dining. There is also the addition of a useful garden shed.



### ADDITIONAL INFORMATION

**Council tax Band: A**

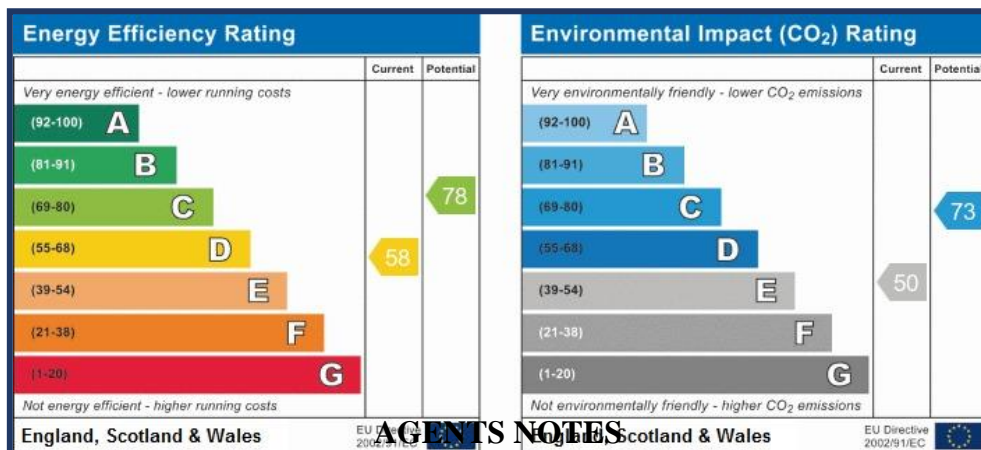
**Local council: Ashfield District Council**

**Primary School: Hillside Primary School**

**Secondary School: National Church of England Academy**

**Stamp Duty on Asking Price: £100.00 (Will vary if you are either a first-time buyer or buying as an additional property.)**

### ENERGY RATING



## **46 SANDY LANE, HUCKNALL, NOTTINGHAM**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.