

**THE RIDGE 104 SANDY LANE
HUCKNALL
NOTTINGHAMSHIRE
NG15 7GP**



£550,000

VIEWING

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

TENURE

Freehold

- Substantial Detached Property
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Feature Garden With Decked Balcony
- Double Garage and Off Road Parking
- Popular Location

THE RIDGE, 104 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

This incredibly spacious five bedroom, detached property sits in a quiet location in a popular area of Nottingham, close to local amenities, excellent schools and a variety of public transport links.

To the ground floor this property offers an entrance hall, modern dining kitchen, utility room, two reception rooms a W.C. and a living room with French doors opening onto the rear decked balcony. The first floor has five bedrooms and three bathrooms. Outside there is a large driveway providing parking for multiple vehicles, a double garage and a large garden with decking and a pond.

Entrance door into:

HALLWAY

8'5" x 18'3" With UPVC double glazed windows to the front, stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.



THE RIDGE, 104 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

LIVING ROOM

24'2" x 21'3" A spacious family room with UPVC double glazed windows to the side, feature fireplace, UPVC bi-folding doors opening out onto the decked balcony, radiator, power and ceiling/wall light points.



KITCHEN/DINER

11'8" x 21'4" Fitted with a range of wall and base units in a white gloss finish with coordinating work surfaces, part wall tiling, integrated double oven, electric hob, extractor fan, one and a half bowl single drainer sink with mixer tap, ceiling coving, UPVC double glazed window to the rear, UPVC door to the side, radiator, power and ceiling light points.



THE RIDGE, 104 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

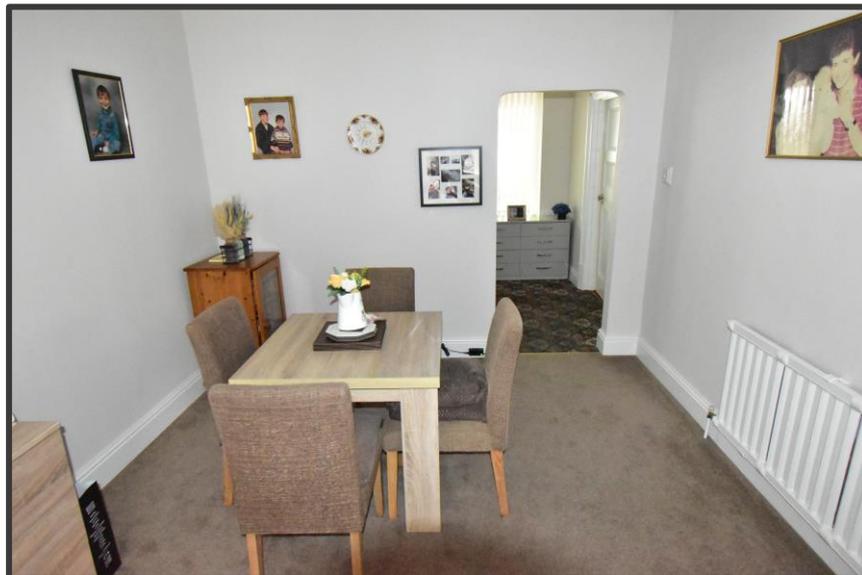
UTILITY ROOM

14'1" x 11'10" Fitted with a range of wall and base units in a wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, one and a half bowl single drainer sink with mixer tap, wall mounted BAXI boiler, ceiling coving, door to the side, radiator, power and ceiling light points.



DINING ROOM

10'4" x 10'7" With ceiling coving, double doors into the living room, radiator, power and ceiling light points.



THE RIDGE, 104 SANDY LANE, HUCKNALL, NOTTINGHAMSHIRE

SITTING ROOM

11'10" x 17'11" With UPVC double glazed windows to the front and side, UPVC door to the side, feature fireplace, ceiling coving, radiator, power and ceiling light points.

GROUND FLOOR W.C.

5'11" x 3'10" UPVC double glazed window to the front, W.C., wash hand basin, part tiled walls, radiator and ceiling light point.

FIRST FLOOR LANDING

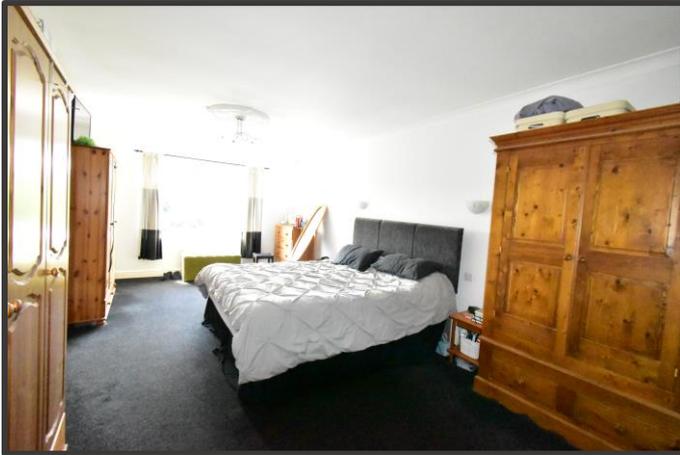
11'3" x 15'4" Galleried landing with UPVC double glazed windows and a circular stained glass window to the front, access to all the bedrooms and the family bathroom, ceiling coving, radiator and ceiling/wall light points.



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BEDROOM ONE

21'1" x 11'9" With UPVC double glazed window to the rear, ceiling coving, access to the jack and jill bathroom, radiator, power and ceiling light points.



JACK AND JILL BATHROOM

11'1" x 10'4" White suite comprising of a wash hand basin, W.C., wash hand basin and walk in shower enclosure, fully tiled walls and floor, UPVC double glazed window to the side and ceiling light points.



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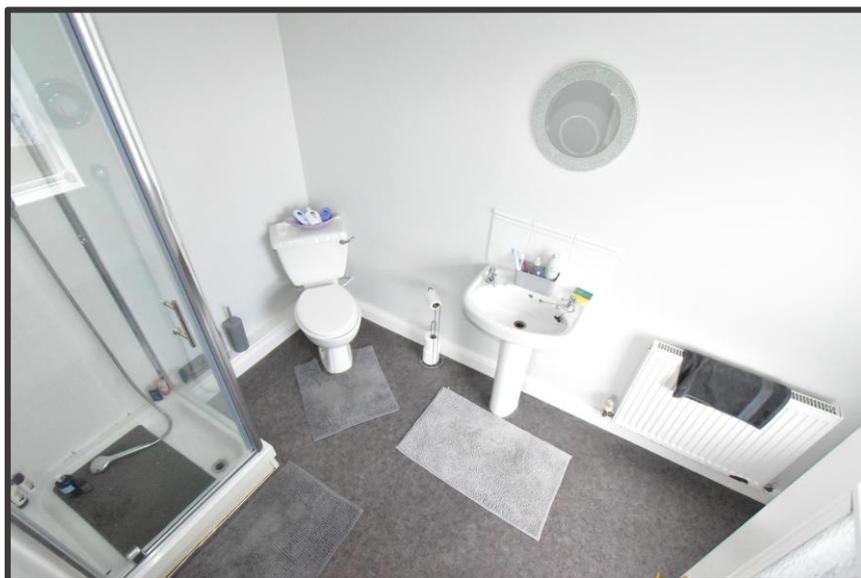
BEDROOM TWO

15'8" x 14'7" With UPVC double glazed window to the rear, ceiling coving, radiator, power and ceiling light points.



ENSUITE

6'3" x 10'1" White suite comprising of a wash hand basin, W.C. and shower enclosure, part tiled walls, UPVC double glazed window to the side, radiator and ceiling light point.



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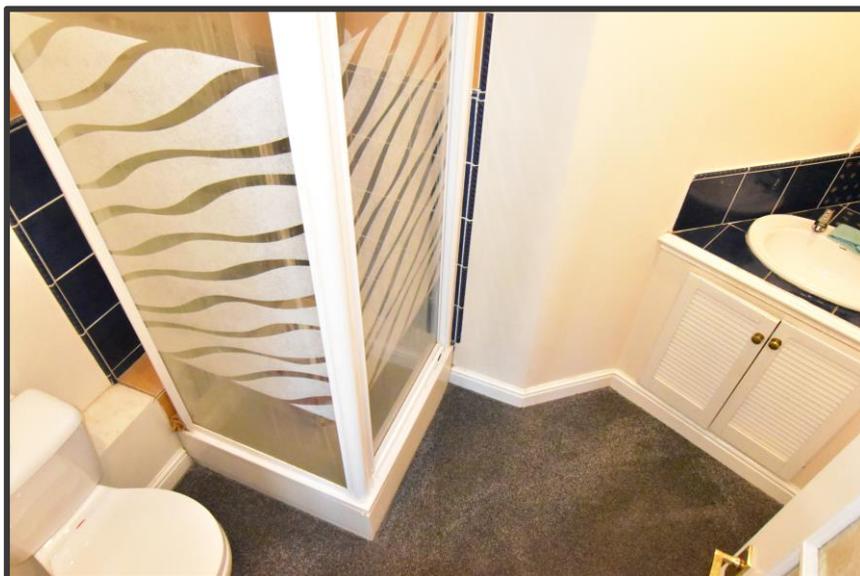
BEDROOM THREE

17'9" x 11'11" With UPVC double glazed windows to the front and side, feature fireplace, ceiling coving, radiator, power and ceiling light points.



ENSUITE

7'4" x 7'7" White suite comprising of a wash hand basin built into storage unit, W.C and shower enclosure, part tiled walls, radiator and ceiling light point.



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BEDROOM FOUR

17'2" x 9'2" With UPVC double glazed window to the front, radiator, power and ceiling light points.



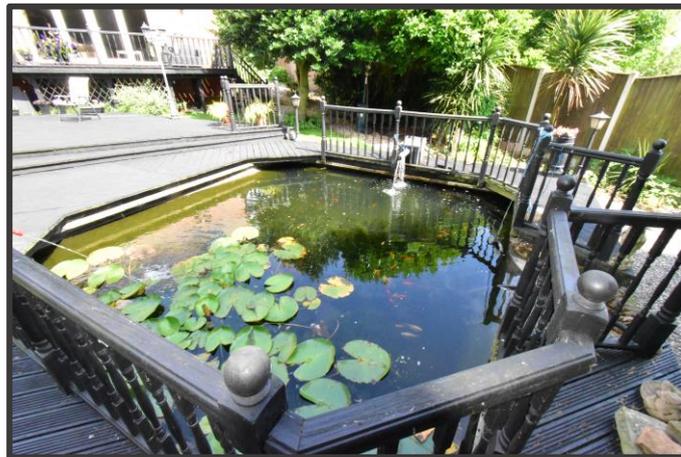
BEDROOM FIVE

7'8" x 8'5" With UPVC double glazed window to the front, radiator, power and ceiling light point.

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OUTSIDE

To the rear of the property there is a well maintained garden with multiple lawns, a range of trees, plants and shrubs, a shed, a decked balcony area with steps down to further decking, a large pond, access to the front of the property, all enclosed with fencing, To the front of the property is a large driveway leading down to the double garage.

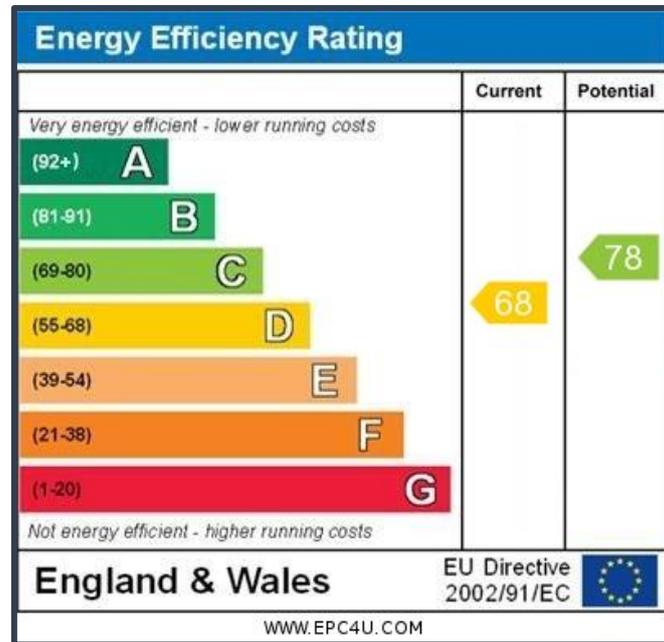


GARAGE

With up and over door.



EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – E

Primary School – Hillside Primary and Nursery School/Holgate Primary and Nursery School

Secondary School – The National School/Holgate Academy

Stamp Duty on Asking Price: £15,000 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



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AGENTS NOTES

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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.