

Ingleby Road,
Sawley, Nottingham
NG10 3DG

£235,000 Freehold



AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE FOUND IN THE HEART OF SAWLEY.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family, situated on one of the quiet roads in Sawley, the property is within walking distance of local schools and has good transport links, all of which have made this a popular place to live. The property has been fully re-decorated and the boiler was installed approx. 3 years ago and the majority has been newly re-carpeted with the double glazed units at the rear of the property having been recently replaced. An internal viewing is recommended to fully appreciate the accommodation on offer.

In brief the accommodation comprises of an entrance hallway, large open plan lounge/diner with patio doors onto the garden and the kitchen. To the first floor the landing leads to three double bedrooms and the bathroom. Outside there is a garage accessed by the driveway to the front and provides ample parking for two cars. To the rear there is an easily maintained garden with artificial lawn and patio area.

Sawley is a very desirable location which provides a number of local shops with there being a co-op store within a couple of minutes walk of the house and there are many other shopping facilities including Asda, Tesco and Aldi found in nearby Long Eaton. There are schools for younger children in Sawley with The Long Eaton School within easy reach, healthcare and sports facilities including Trent Lock, walks in the surrounding picturesque countryside, a wide variety of pubs and restaurants found in Sawley and at Trent Lock. The transport links include junctions 24 and 25 of the M11, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham and Derby.



Hallway

3'6 x 4' approx (1.07m x 1.22m approx)

UPVC door to the side, newly carpeted flooring and ceiling light.

Lounge/Diner

15'3 x 18'4 approx (4.65m x 5.59m approx)

UPVC double glazed sliding doors to the rear, newly carpeted, ceiling light, radiators, fireplace with marble surround and understairs storage cupboard.

Kitchen

6'8 x 11'8 approx (2.03m x 3.56m approx)

UPVC double glazed window to the front, laminate flooring, ceiling spotlights, radiator, in-built Hoover oven and microwave, plumbing for a washing machine, space for a fridge freezer, in-built dishwasher, Shaker style wall and base units with work surfaces over, gas hob and modern tiling.

First Floor Landing

4' x 9' approx (1.22m x 2.74m approx)

Carpeted flooring, ceiling light, radiator, hatch to loft and doors to:

Bedroom 1

11'4 x 8'7 approx (3.45m x 2.62m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and in-built mirror sliding door wardrobes.

Bedroom 2

7'9 x 11'7 approx (2.36m x 3.53m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and in-built mirror sliding door wardrobes.

Bedroom 3

8'6 x 7'1 approx (2.59m x 2.16m approx)

UPVC double glazed window to the rear, newly carpeted flooring, ceiling light and radiator.

Bathroom

8'4 x 6'1 approx (2.54m x 1.85m approx)

Obscure UPVC double glazed window to the front,

laminate flooring, ceiling spotlights, radiator, three piece white suite with a shower over the bath and airing/storage cupboard.

Garage

7'6 x 15'8 approx (2.29m x 4.78m approx)

Integral garage with light and power.

Outside

Fully enclosed garden to the rear with patio area and artificial lawn.

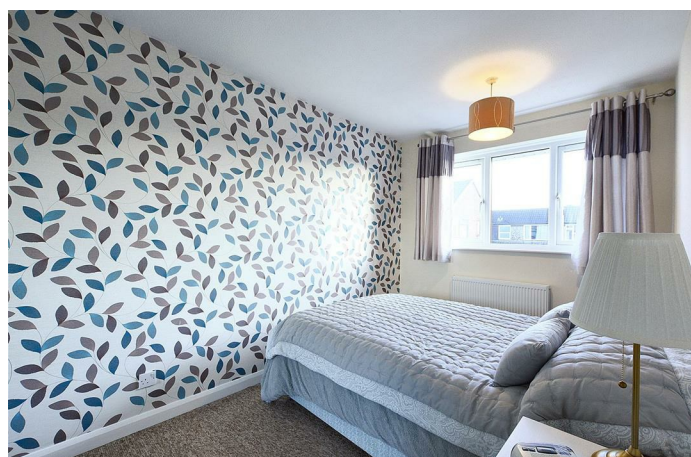
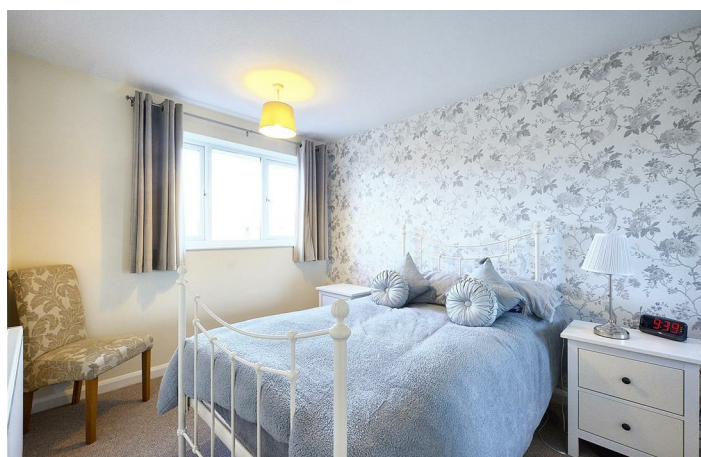
Directions

Proceed out of Long Eaton along Tamworth Road and continue straight over at the traffic lights adjacent to the Long Eaton railway station. Proceed for a short distance turning right shortly after the speed cameras onto Draycott Road. Continue along Draycott Road taking a left hand turning onto Repton Road, first right onto Twyford Road and then immediately right onto Ingleby Road.

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Council Tax

Erewash Borough Council Band B

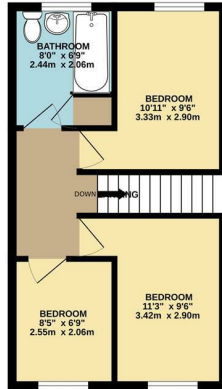
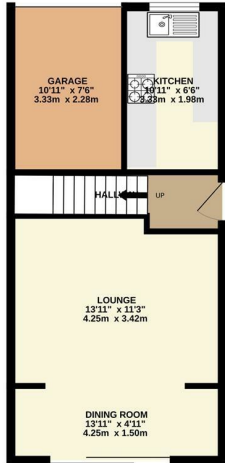




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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.