



Towle Street,  
Sawley, Nottingham  
NG10 3BH

**£264,500 Freehold**

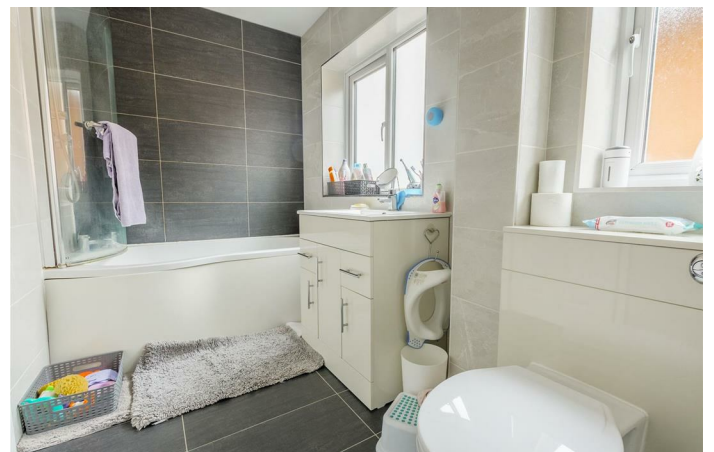


THIS IS A THREE DOUBLE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS MOST SOUGHT AFTER LOCATION, CLOSE TO MANY LOCAL AMENITIES AND FACILITIES.

Being positioned on Towle Street, this semi detached property offers upgraded accommodation which will suit a whole range of buyers, from those buying their first property through to families who are looking for a three bedroom home which is close to local schools and other amenities and facilities. For the size and quality of the accommodation offered, we strongly recommend that all interested parties do take a full internal inspection so they are able to see the whole property and the privacy of the landscaped garden to the rear for themselves, which is kept private by having fencing to all three boundaries.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, solar panels to the roof and double glazing and includes a reception hall with tiled flooring that extends through into the kitchen and to the understairs cloaks/storage cupboard, to the rear there is the lounge which has double opening double glazed French doors leading into the conservatory which provides extra ground floor living space and access to the private garden at the rear and the kitchen is at the front of the house and this is fitted with extensive ranges of wall and base cupboards and includes several integrated appliances. To the first floor the landing leads to the three good size bedrooms and the fully tiled bathroom which has a white suite with a P shaped bath that has a mains flow shower over. Outside there is an integral garage which could easily be converted into additional living accommodation which is something that has happened with other similar properties in the area, there is off the road parking for two cars at the front and there is a secure path running down the right hand side of the house to the rear garden which has been landscaped with a lawn and patio area all of which is kept private by having good quality fencing to the three boundaries.

Sawley has a number of local amenities and facilities including a Co-op convenience store on Draycott Road, schools for younger children with The Long Eaton senior school being a short distance away, healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding picturesque countryside and at Trent Lock, there are several local pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset ornate glazed panels with opaque glazed panel either side leading to:

#### Reception Hall

Tiled flooring which runs through into the kitchen and the understairs cloaks/store room.

#### Store Room

Having cloaks hanging, tiled flooring and lighting.

#### Lounge/Sitting Room

16'6 x 11'9 approx (5.03m x 3.58m approx)

Double glazed French doors with windows to either side leading through into the conservatory, radiator, cornice to the wall and ceiling and dado rail to the walls.

#### Conservatory

12'8 x 9'10 approx (3.86m x 3.00m approx)

Double glazed double opening French doors leading out to the garden, double glazed windows to the rear and right hand side and eye level double glazed windows to the left hand side, laminate flooring and vaulted polycarbonate roof.

#### Kitchen

13'10 x 8'2 approx (4.22m x 2.49m approx)

The kitchen is fitted with cream units having brushed stainless steel fittings and includes a stainless steel sink with mixer taps set in a work surface which extends to three sides and has space below for an automatic washing machine, cupboards, drawers and an integrated dishwasher, space for a cooking Range with a hood over, further work surface with boiler housed in a cupboard and drawers beneath, full height integrated fridge and freezer, wall cupboards and wine rack to one wall, radiator, double glazed window to the front, tiling to the walls by the work surface areas, built-in broom/storage cupboard which also houses the electric meter and consumer unit.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, cornice to the wall and ceiling and built-in airing/storage cupboard.

#### Bedroom 1

16'6 x 11'9 approx (5.03m x 3.58m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

#### Bedroom 2

10' x 8'7 approx (3.05m x 2.62m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

#### Bedroom 3

13'2 x 7'4 approx (4.01m x 2.24m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

#### Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a mains flow shower system over and a protective side screen, hand basin with mixer tap and cupboards and drawers below, low flush w.c. with a concealed cistern, two opaque double glazed windows to the side, tiled flooring and chrome heated ladder towel radiator.

#### Garage

16'6 x 7'9 approx (5.03m x 2.36m approx)

The integral garage has an up and over door to the front, power, lighting and also houses the gas meter.

#### Outside

At the front of the property there is a brick edged tarmac driveway which provides off the road parking for two vehicles and to the right hand side of the property there is a gate leading to a path that takes you to the main entrance door at the side and there is a second gate leading to the rear garden. There is an outside water supply provided at the front and there is fencing running down the right hand boundary.

At the rear of the property there is a lawn with a slabbed patio at the bottom of the garden with the garden being kept private by having fencing to three sides.

#### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right into Draycott Road and Towle Street can be found some way down on the left hand side.

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#### Agents Notes

There are 12 solar panels on the roof which belong to the property - more details can be provided to a prospective purchaser.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

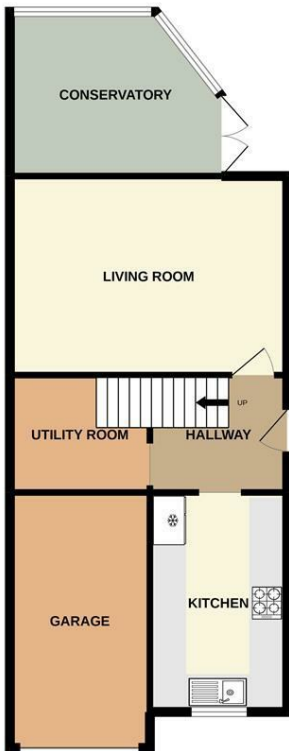
Non-Standard Construction – No

Any Legal Restrictions – No

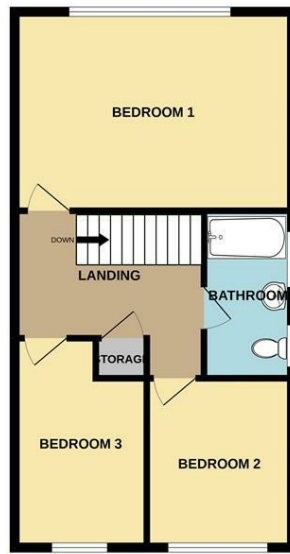
Other Material Issues – No



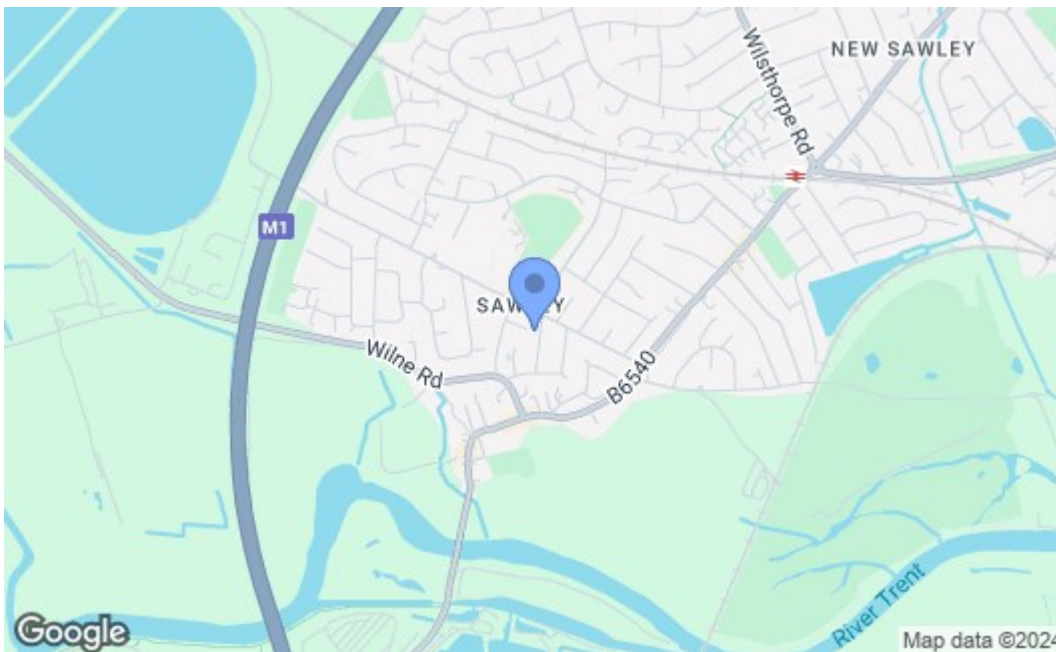
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1193 sq.ft. (110.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.