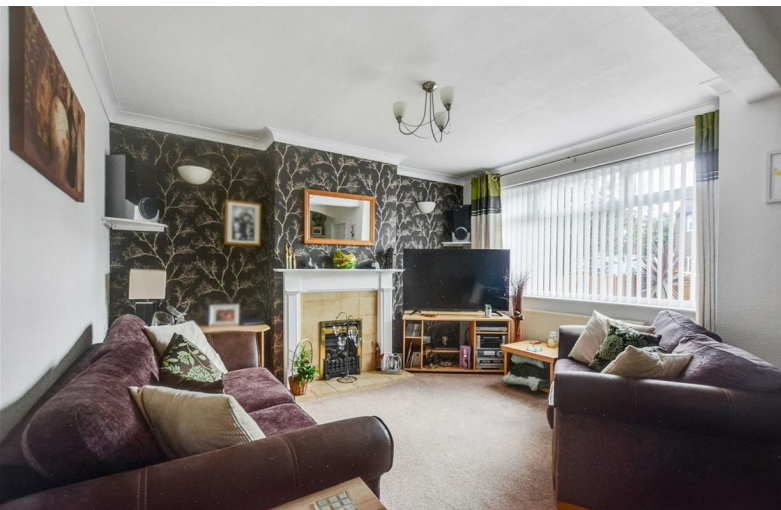




Lakeside Avenue,
Sawley, Nottingham
NG10 3GJ

£280,000 Freehold



AN EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY WHICH IS LOCATED IN THE VERY POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OF SAWLEY WHICH IS IN EASY REACH OF LOCAL SHOPS AND AMENITIES WITH GARAGE AND KITCHEN DINER

This extended and beautifully presented three-bedroom semi-detached home is located on the highly sought-after Lakeside Avenue in Sawley – a peaceful residential road just a short stroll from local shops and the train station, offering the perfect blend of convenience and tranquillity. Boasting spacious and versatile accommodation throughout, the property features a stylish open-plan kitchen/diner, ideal for modern family living and entertaining. A separate utility area provides practical space, while the addition of a conservatory offers a bright and airy extra reception room, overlooking the pretty, enclosed rear garden – perfect for relaxing or hosting guests. Upstairs, three generously sized bedrooms ensure ample space for family or guests. The property also benefits from a garage, ideal for storage or secure parking. This attractive home is immaculately maintained and must be viewed to fully appreciate all it has to offer. The property is being sold with no upward chain!

In brief the accommodation includes an entrance hall with ample storage, through to the front lounge, the open plan kitchen dining room has a separate utility to the left hand side and a large conservatory spanning the width of the property, ideal for a secondary reception space. To the first floor there are the three good-size bedrooms and family bathroom which is fully tiled and has a mains shower over the bath position. Outside there is a garage and a beautiful and fully enclosed rear garden with pond and shed with block-paved patio areas around the lawn. Neutrally decorated and very well presented, the property must be viewed!

As previously mentioned at hand there are a number of local shops as well as those found in Long Eaton which include the Asda and Tesco superstores and numerous other well known retail outlets, schools with good reputations for all ages, health care and sports facilities including the Trent Lock Golf Club and excellent transport links including the Long Eaton Station which is literally only a few minutes walking distance away from the property, junctions 24 and 25 of the M1, the East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

6'4 x 4'1 approx (1.93m x 1.24m approx)

UPVC double glazed door with inset glazed panel, laminate flooring, radiator, wall light, large built-in cloaks cupboard, door to:

Lounge

16'8 x 13' approx (5.08m x 3.96m approx)

UPVC double glazed window to the front, carpeted flooring, coving, TV point. Stairs to the first floor, two wall lights, gas fireplace and attractive surround with tiled surround and hearth and door to the kitchen diner. Hive heating system.

Kitchen Diner

16'8 x 9'2 approx (5.08m x 2.79m approx)

UPVC double glazed sliding doors to the conservatory, laminate flooring in the kitchen area, coving, ceiling light. Having a range of Shaker style wall, drawer and base units to two walls with work surfaces over, tiled splashbacks, inset oven and four ring gas hob with extractor over, inset stainless steel sink and drainer, space for a dishwasher.

In the dining area there is carpeted flooring, UPVC double glazed window into the conservatory, four ceiling spotlights, radiator, coving, door to understairs storage cupboard and utility.

Utility Room

7' x 9'1 approx (2.13m x 2.77m approx)

Wooden door with inset glazed panel into the conservatory, carpeted flooring, ceiling light, coving, wall and drawer units with space for a tumble dryer and washing machine, space for a free standing fridge and freezer, tiled splashback and door to garage.

Conservatory

23'7 x 7'9 approx (7.19m x 2.36m approx)

The conservatory spans the width of the property and has UPVC double glazed windows and French doors leading to the rear garden, tiled floor, corrugated roof, there is an extension to the rear of the utility which opens into the conservatory, TV point and double radiator.

First Floor Landing

6'4 x 7' approx (1.93m x 2.13m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch.

Bedroom 1

10'1 x 12'6 approx (3.07m x 3.81m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light, coving, with space for freestanding wardrobes with chest of drawers.

Bedroom 2

10'2 x 9'6 approx (3.10m x 2.90m approx)

UPVC double glazed window to the rear, ceiling light, laminate flooring, radiator, coving, built-in wardrobes.

Bedroom 3

UPVC double glazed window to the front, carpeted flooring, radiator, TV point, ceiling light, built-in storage cupboard.

Shower Room

6'5 x 5'7 approx (1.96m x 1.70m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, coving, ceiling spotlights, low flush w.c., vanity wash hand basin, airing/storage cupboard, extractor fan and corner shower with mains fed shower.

Outside

To the front of the property there is an attractive Presscrete driveway providing off road parking for at least two vehicles, access to the garage with partial fencing to the boundaries.

To the rear there is a block paved patio area which leads to a path round the garden, there are borders to the right hand side and rear boundaries, garden laid to lawn, pond and garden shed.

Garage

18'6 x 7'6 approx (5.64m x 2.29m approx)

Metal up and over door to the front, light and power, loft access, Worcester Bosch combi boiler.

Directions

Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the island by the railway station head under the left hand archway following round to the left onto Roosevelt Avenue and then take the second left hand turning onto Lakeside Avenue where the property is situated on the left hand side.
8892AMJG

Council Tax

Erewash Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 46mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

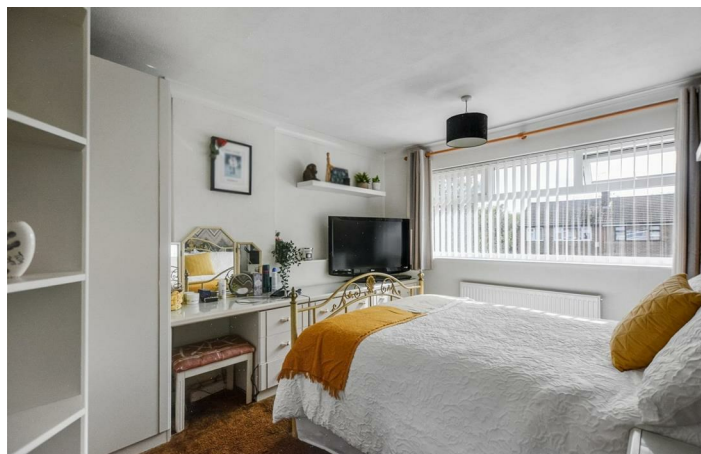
Flood Risk – No flooding in the past 5 years

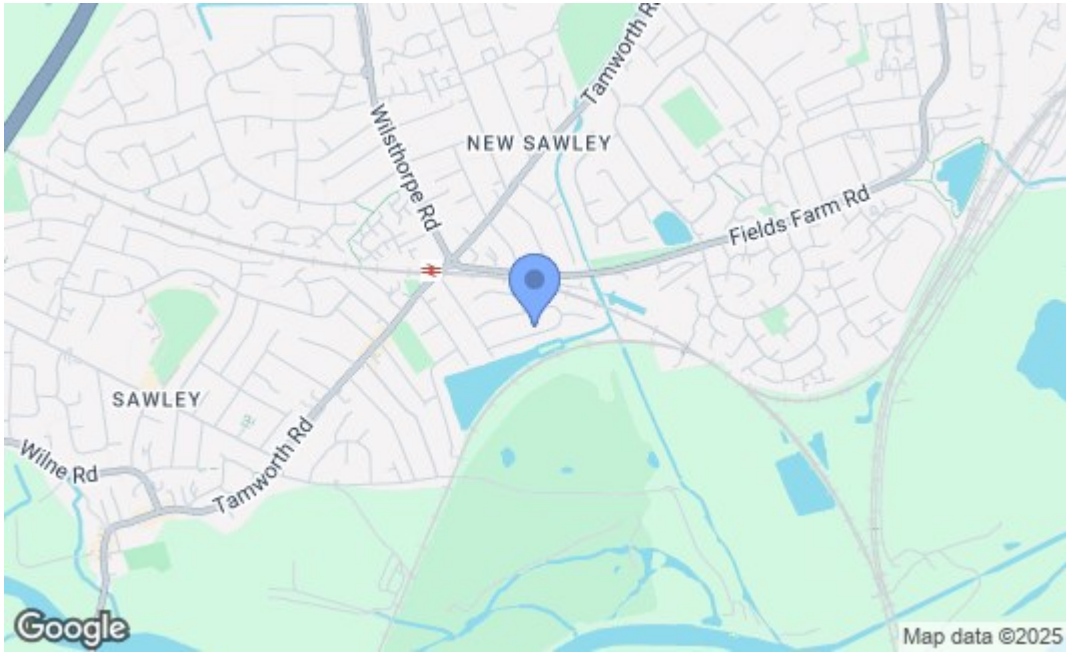
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.