Robert Ellis

look no further...







Sawmand Close,
Long Eaton, Nottingham
NG10 3PX

£195,000 Freehold

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THIS IS A TWO BEDROOM PROPERTY PROVIDING WELL PROPORTIONED ACCOMMODATION, SITUATED IN A QUIET CUL-DE-SAC ON THE OUTSKIRTS OF LONG EATON.

Being located on Sawmand Close, this two bedroom property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into without having to carry out any work whatsoever. The property will suit a whole range of buyers, from people buying their first property through to someone who might be downsizing and looking for a property which is easy to maintain and close to the centre of Long Eaton and the Long Eaton station which is only a short walk away. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the light and airy accommodation derives the benefits of having gas central heating and double glazing. Being entered through an open porch, the front door leads into the reception hall, from which stairs take you to the first floor and a door leads into the lounge and a door from the lounge into the dining kitchen which is fitted with light grey finished units and there are double opening French doors leading from the dining area to the rear garden. To the first floor the landing leads to the two bedrooms and bathroom which has a white suite with a shower over the bath position. Outside there is parking at the front for two vehicles and at the rear a slabbed area leads onto a lawn and there is a path taking you to the bottom of the garden where there is a shed and gate which provides access to a shared path that leads round to the front of the property, with the rear garden being kept private by having fencing to the three boundaries.

The property is only a short distance away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and as well as Long Eaton station, the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, further stations at East Midlands Parkway and Derby and the A52 and other main roads provides good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
An open porch leading through a wood panelled front door with inset ornate glazed leaded panels to:

Reception Hall
Stairs with a wooden hand rail leading to the first floor, radiator, cloaks hanging and laminate flooring which extends across the ground floor living accommodation.

Lounge
13'3 x 10' approx (4.04m x 3.05m approx)
Double glazed window with fitted vertical blinds to the front, feature electric coal effect gas fire set in an Adam style surround, radiator, understairs storage cupboard, laminate flooring and door to:

Dining Kitchen
13'4 x 8'6 approx (4.06m x 2.59m approx)
The kitchen is fitted with light grey finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has drawers, space for an automatic washing machine, cupboards and an oven below, space for an upright fridge/freezer, matching eye level wall cupboards with the Baxi boiler being housed in a wall cupboard (approx. 2 years old), tiling to the walls by the work surface areas, double glazed window to the rear, double glazed, double opening French doors leading out to the rear garden, double radiator and laminate flooring.

First Floor Landing
The landing has a hatch to the loft, radiator and the balustrade continues onto the landing and there are doors to:

Bedroom 1
13'4 to 10' x 9'6 approx (4.06m to 3.05m x 2.90m approx)
Double glazed window to the front, radiator, double built-in wardrobe with sliding doors, built-in storage cupboard and laminate flooring.

Bedroom 2
10'2 x 6'5 approx (3.10m x 1.96m approx)
Double glazed window to the rear, radiator and laminate flooring.

Bathroom
The bathroom has a white suite including a panelled bath with chrome hand rails and mains flow shower over, tiling to three walls, a low flush w.c. and a pedestal wash hand basin, tiling to the walls by the sink and w.c. areas, opaque double glazed window, recessed light to the ceiling, opaque double glazed window and an extractor fan.

Outside
At the front of the property there is off road parking for two vehicles and a stoned area in front of the house.

To the rear there is a slabbed patio with a path leading to a gate at the bottom of the garden where a path provides access to the front of the house, there is a lawned area, fencing to the boundaries and a wooden shed is positioned at the bottom of the garden, at the rear of the house there is a covered area over the French doors and an outside tap is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and after crossing the canal bridge take the next turning on the right hand side into Myrtle Avenue. At the top turn right onto Ash Grove which then becomes North Road. Take the first turning on the left into Sawmand Close and the property can be found at the head of the cul-de-sac.
9605MP

Council Tax
Erewash Borough Council Band B

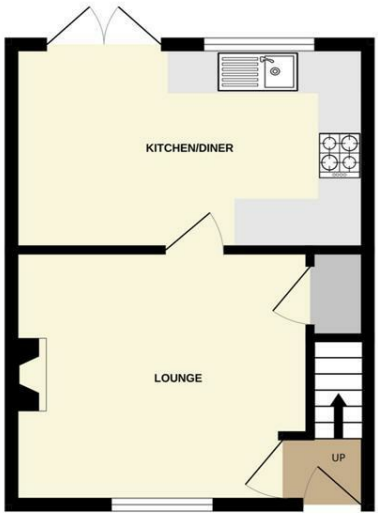
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



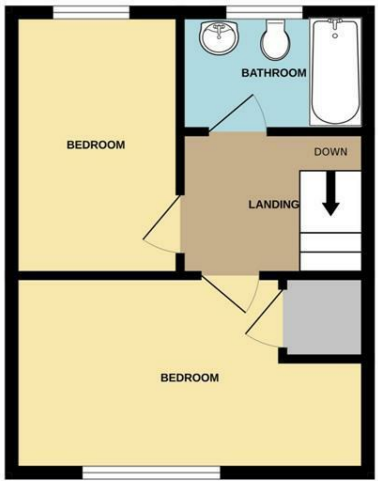


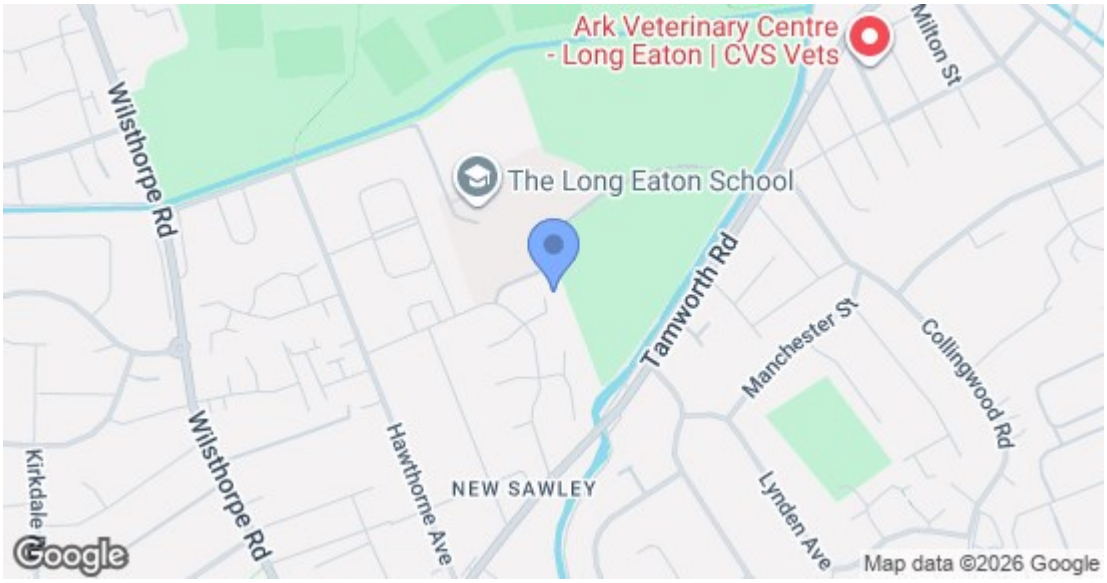
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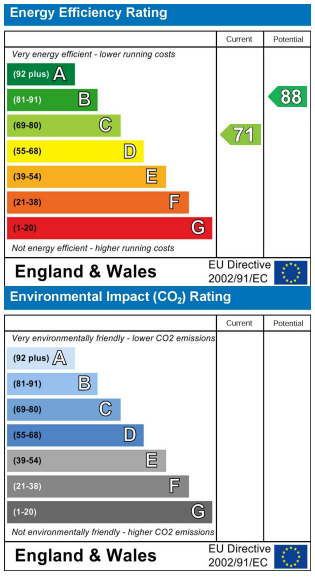
GROUND FLOOR



1ST FLOOR







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.

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