Robert Ellis

look no further...

Kingsley Crescent,
Sawley, Nottingham
NG10 3DA

£315,000 Freehold

0115 946 1818

/robertellisestateagent

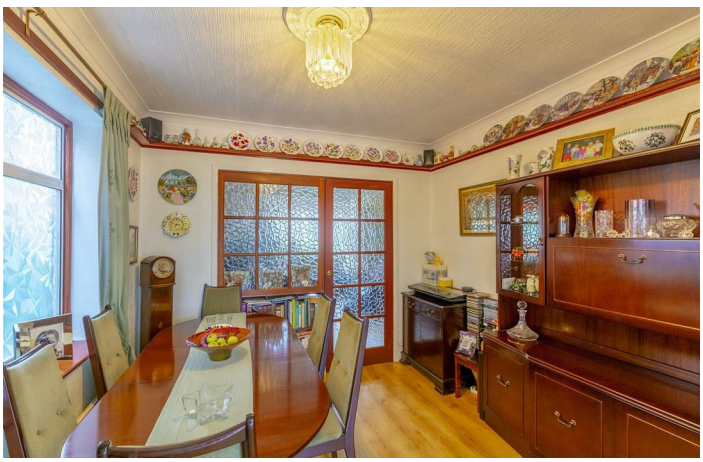
@robertellisea

BEING SIUTATED ON A CORNER PLOT, THIS INDIVIDUAL DETACHED PROPERTY PROVIDES IDEAL THREE DOUBLE BEDROOM FAMILY ACCOMMODATION WITH ENLARGED GROUND FLOOR LIVING SPACE AND A DOUBLE GARAGE.

We are very pleased to be instructed to market this lovely family home which is situated on the very popular Kingsley Crescent area of Sawley which is a much sought after road located between Sawley and the picturesque Trent Lock. The property has been lived in for the past 30 years by the current owners who have kept the property in good order throughout having recently had the kitchen re-fitted and the house stands back from Kingsley Crescent with lawned gardens to the front and side and screening from the road being provided by a large cherry blossom tree. For all that is included in the property to be appreciated, we strongly recommend all interested parties take a full inspection so they are able to see the whole property for themselves. The property is well placed for all the local amenities and facilities provided by Sawley and the surrounding area, as well as those found in Long Eaton which is only a few minutes drive away and to excellent transport links, all of which have helped to make Sawley such a popular and convenient place for people to live.

The property is constructed of an attractive facia brick to the external elevations which is part rendered by tiling under a pitched tiled roof and the well proportioned accommodation included derives all the benefits of gas central heating and double glazing and includes a reception hall which has a ground floor w.c. off, Georgian glazed doors lead to the large lounge/sitting room which has a feature fireplace and patio style doors leading to the conservatory which runs down the side of the house with windows overlooking the gardens to the side and front. From the lounge there is a glazed door leading into a separate dining room which in turn has an archway going through into the large breakfast kitchen which is fitted with extensive ranges of wood finished wall and base units and includes integrated appliances. From the kitchen there is a door leading out to the block paved private garden at the rear which leads round to the additional vehicle/caravan standing at the side of the garage and then to the block paved drive at the front of the garage. To the first floor the landing leads to the three double bedrooms, the master bedroom being very light and airy from having three windows and is fitted with extensive ranges of wardrobes and other fitted furniture. The main bathroom has a corner bath with a shower over and there is a most useful separate shower room which provides an additional bathroom facility. Outside there is a larger than average double garage positioned at the side of the house and provides garaging for two vehicles and plenty of storage/workshop space at the sides and rear and there is additional storage in the roof void. Outside the lawned gardens extend from the front of the house to the side with there being established beds at the side and a block paved path which extends from the path taking you to the main entrance door and drive. The outside parking space at the front and side of the garage are one of the many important features of the property and we are sure that interested parties will be impressed when they view this substantial detached three bedroom home which will enable them to see how they can stamp their own mark on their next property.

The property is well placed for easy access to the local shops, schools for younger children provided by Sawley, while the Asda and Tesco superstores and many other retail outlets are found in nearby Long Eaton as are schools for older children, there are healthcare and sports facilities within include the Trent Lock Golf Club which is only a few minutes walk away on Lock Lane, there are walks around Trent Lock and the adjoining picturesque countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway while the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall
UPVC front door with three inset opaque glazed panel and double glazed side panel, stairs with feature balustrade leading to the first floor, understairs storage cupboard, radiator, two wall lights and cornice to the wall and ceiling.

Ground Floor w.c.
Having a low flush w.c. and hand basin with mixer tap with cupboard below, vanity cupboard with mirror sliding doors above, radiator, opaque double glazed window and cornice to the wall and ceiling.

Lounge/Sitting Room
16' max reducing to 12'10 x 16' max approx (4.88m max reducing to 3.91m x 4.88m max approx)
Double glazed window to the front, feature coal effect gas fire set in an 'Adam' style surround with inset hearth, double glazed patio doors leading to the conservatory, two radiators, four wall lights and cornice to the wall and ceiling.

Conservatory
16' x 12' max reducing to 7' approx (4.88m x 3.66m max reducing to 2.13m approx)
The conservatory is a lovely extension to the side of the property which provides views over the gardens. There are windows to the side and front with a full height double glazed door leading out to the gardens, laminate flooring, recessed spotlights to part of the ceiling and radiator.

Dining Room
10' x 9' approx (3.05m x 2.74m approx)
Opaque double glazed window to the side, Georgian glazed door with matching side panel leading into the lounge, plate rail to the walls, cornice to the wall and ceiling, laminate flooring and radiator.

Breakfast Kitchen
13' x 10' approx (3.96m x 3.05m approx)
The kitchen has been re-fitted by Dream Doors of Beeston with a duck egg blue finish to the kitchen units and a contrasting work surface and includes a sink with mixer tap and four ring hob set in a work surface which extends to three sides and has ranges of cupboards, integrated dishwasher, fridge and cupboards below, oven with cupboards above and below, the one above providing housing for a microwave oven, matching eye level wall cupboards with lighting under, glazed back plate to the work surface areas, breakfast bar with seating for 4 or 5 people, radiator, cornice to the wall and ceiling, double glazed window to the rear, opaque double glazed door leading out to the rear garden, cornice to the wall and ceiling, recessed lighting to the ceiling, arch leading through to the dining room and there is a Georgian glazed door to the hall.

First Floor Landing
Double glazed window to the side, balustrade continued from the stairs onto the landing, loft with ladder to the roof space which has a light and provides an excellent storage facility, cornice to the wall and ceiling, airing/storage cupboard with wood panelled doors to:

Bedroom 1
16' x 15' approx (4.88m x 4.57m approx)
This very light and airy bedroom has two double glazed windows to the front and a further double glazed window to the side, range of built-in wardrobes with a set of drawers to one side, fitted dressing table with drawers and shelves beneath, range of low level cupboards with padded seating over and a fitted drawer unit to the right hand side, cornice to the wall and ceiling, dado rail to the walls and radiator.

Bedroom 2
11' x 9' approx (3.35m x 2.74m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 3
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the side, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom is fitted with a corner bath with shower over and protective folding screen, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, w.c. and sink areas, opaque double glazed window, window with light and electric shaver point over, cornice to the wall and ceiling, recessed spotlights and radiator.

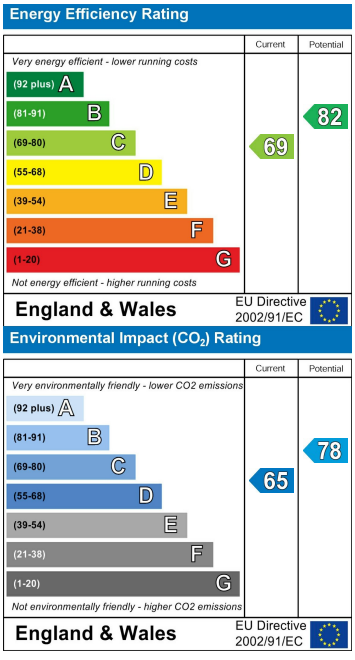
Separate Shower Room
The shower room has a corner shower with tiling to the walls and curved door and screen, opaque glazed window to the side and chrome ladder heated towel radiator.

Outside
At the front and side of the property there is a lawned garden with established beds to the side and a low level wall to the front boundary. There is a block paved pathway extending down the side and to the front of the house where there is a raised circular bed, there is an established blossoming cherry tree to the front boundary and fencing along the side to create privacy to this part of the garden. There is a block paved driveway providing off the road parking for two vehicles and to the left of the garage there is a block paved parking area which is ideal to store a caravan, motor home or similar vehicle. At the rear of the property there is a block paved garden area which has been designed to keep maintenance to a minimum, fencing to the boundaries with there being outside lighting, power points and water supply provided. There is also a brick built barbeque to the bottom corner of this garden area.

Garage
20'10 x 16' approx (6.35m x 4.88m approx)
To the side of the property there is a double garage which has a folding up and over door and a personal door to the rear. The garage is of a good size and includes a workshop area and as well as parking for two vehicles also has storage space to the sides and above in the attic space. There is a wall mounted gas central heating boiler, windows to either side, space for both an automatic washing machine and tumble dryer, wall mounted hand basin, water feed for a fridge/freezer, lighting and outside water supply provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge into Sawley. Continue for some distance taking the left hand turning at the War Memorial into Lock Lane, left into Kingsley Crescent and follow the road around and the property can be found on the left hand side as identified by our for sale board.
6487AMMP

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 as to their operability or efficiency can be given.
Made with Metropix ©2020



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818