Robert Ellis

look no further. . .

Mikado Road,
Sawley, Nottingham
NG10 3GN

£225,000 Freehold

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A WELL PRESENTED TWO BEDROOM HOUSE THAT IS CONVENIENTLY LOCATED CLOSE TO ALL AMENITIES.

This lovely home will appeal to a variety of buyers including first time buyers, upsizers and downsizers. The property is light and airy throughout as well as being spacious and there is an opportunity to update and create your dream home.

The living room has a feature marble fireplace and bay window to the front elevation, the kitchen diner is a good size making it perfect for eating and entertaining and there are double glazed French doors leading to the large conservatory that overlooks the rear garden and a door to the utility. There are two double sized bedrooms and a family bathroom to the first floor. The rear garden is a great feature to the property, it's fully enclosed and offers excellent privacy and benefits from facing south west, making it ideal for al-fresco entertaining.

Sawley has a number of local shops which includes a Co-op convenience store on Draycott Road and a Morrisons and other shops on Tamworth Road, there are further shopping facilities in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the surrounding picturesque countryside, there are several local pubs and restaurants within easy reach and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, 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.

Entrance Hall
UPVC panel and double glazed door to the front, dado rail, radiator, stairs to the first floor and door to:

Living Room
13'9" into recess x 11'11" plus bay approx (4.20m into recess x 3.64m plus bay approx)
UPVC double glazed bay window to the front, coving, ceiling spotlights, Adam style fireplace with marble surround, hearth and insert, Living Flame gas fire, radiator, grey wood effect laminate flooring, understairs storage cupboard with a window, shelving and housing the electric consumer unit. Door to:

Kitchen Diner
16'11" x 9'11" approx (5.16m x 3.04m approx)
UPVC double glazed French doors to the conservatory, coving, timber framed single glazed window, white wall, base and drawer units with laminate work surface over, tiled splashback, black, composite 1½ bowl sink and drainer with chrome mixer tap, integrated single electric oven and four ring gas burner with extractor over, radiator and wood effect laminate flooring, wall mounted Baxi boiler housed in a cupboard.

Conservatory
13'1" x 9'10" approx (4m x 3m approx)
Dwarf wall with UPVC double glazed windows surrounding, polycarbonate roof, UPVC double glazed French doors to the rear, tiled floor, power and door to:

Utility
5'5" x 3'6" approx (1.66m x 1.08m approx)
Plumbing and space for a washing machine, laminate work surfaces, tiled floor, power and light.

First Floor Landing
Timber framed single glazed window to the side, loft access hatch, radiator, dado rail and doors to:

Bedroom 1
11'10" x 13'10" approx (3.61m x 4.22m approx)
Two UPVC double glazed windows to the front, radiator, built-in wardrobes with shelving and hanging rail, dressing table, airing cupboard housing the hot water cylinder.

Bedroom 2
9'7" x 6'8" approx (2.93m x 2.04m approx)
UPVC double glazed window to the rear, radiator, dado rail.

Bathroom
6'10" x 6'10" approx (2.1m x 2.09m approx)
Obscure UPVC double glazed window to the rear, ceiling spotlights, three piece white suite having a bath with electric shower over and glass screen, tiled splashback, pedestal wash hand basin with chrome mixer tap, low flush w.c., heated towel rail, half panelled walls, tiled splashback.

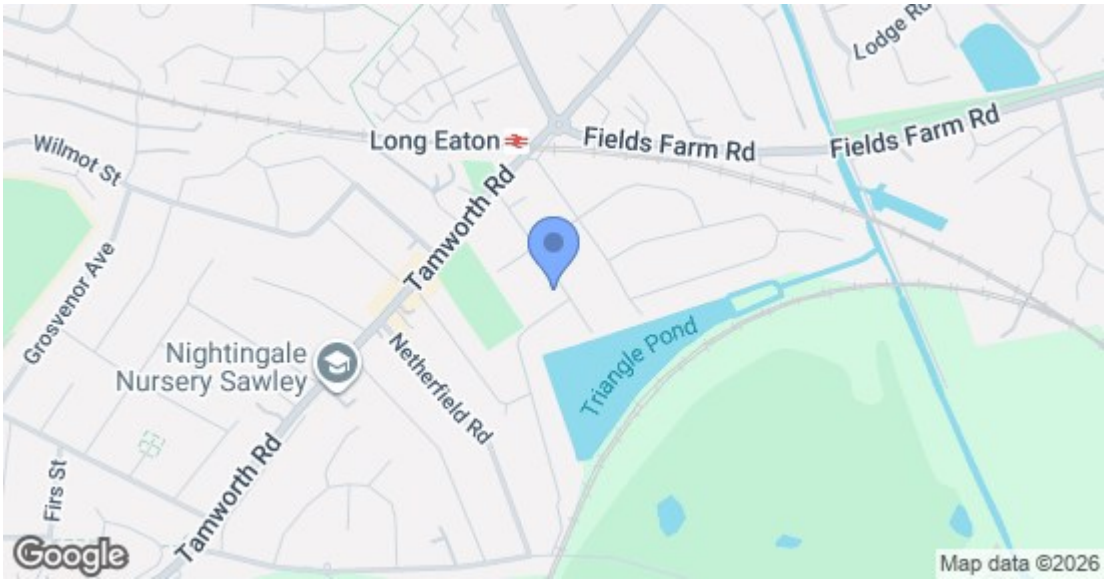
Outside
There is a paved patio area to the front with stone chippings having a low level brick wall to the boundary.

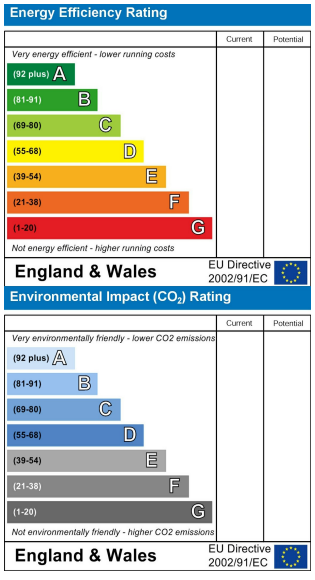
To the rear the garden is south-west facing with a paved patio seating area, lawned garden, pebbled borders, timber storage shed, wooden fencing to the boundaries, outside tap and secure metal gate providing access to the front, external lighting.

Directions
9395MH

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, 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





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.