Robert Ellis

look no further...

Mannion Crescent,
Sawley, Nottingham
NG10 3EU

£225,000 Freehold

A TWO BEDROOM DETACHED BUNGALOW SET WITHIN A CUL DE SAC LOCATION.

Robert Ellis are delighted to offer to the market this two bedroom detached bungalow in Sawley. The property is situated in a cul-de-sac and occupies a generous plot and includes a garage and off road parking, though it requires some modernization. The property offers significant potential for renovation and personalisation, making it a promising project for buyers. The property arrives to the market offering no onward chain. The property is ideally located within close proximity to local shops and amenities as well as Long Eaton Train Station.

The property is double glazed throughout and offers warm air heating. The bungalow's internal accommodation compromises of a porch upon entry, parquet flooring in the hall, two bedrooms, shower room, lounge, kitchen, side porch and a small conservatory to the rear off the lounge.

Sawley has a number of local amenities including a Morrison's store on Tamworth Road and a Co-op convenience store on Draycott Road with all the other shopping facilities provided by Long Eaton are only a short drive away and these include an Asda, Tesco, Lidl and Aldi and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, the train station is a short walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
Double glazed door to the front and door to:

Hallway
Door to the front, parquet flooring, built-in cupboard, doors to:

Lounge
16'1 x 11' max approx (4.90m x 3.35m max approx)
Double glazed window to the front, gas fire, hearth and mantle, coving to the ceiling.

Conservatory
9'6 x 3'7 approx (2.90m x 1.09m approx)
Double glazed window and door to the rear and tiled flooring.

Bedroom 1
11'6 x 10'3 max into wardrobes (3.51m x 3.12m max into wardrobes)
Double glazed window to the front and fitted wardrobes.

Bedroom 2
7'5 x 10'11 approx (2.26m x 3.33m approx)
Double glazed window to the side.

Shower Room
Double glazed window to the rear, fully tiled walls, loft access hatch, low flush w.c., pedestal wash hand basin, single shower cubicle with wall mounted shower.

Kitchen
10'2 x 8'8 approx (3.10m x 2.64m approx)
Double glazed window to the rear, double glazed door to the side, wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, integrated electric oven, four ring gas hob and extractor over.

Side Porch
Off the kitchen there is a side porch with a double glazed window.

Garage
Up and over door to the front.

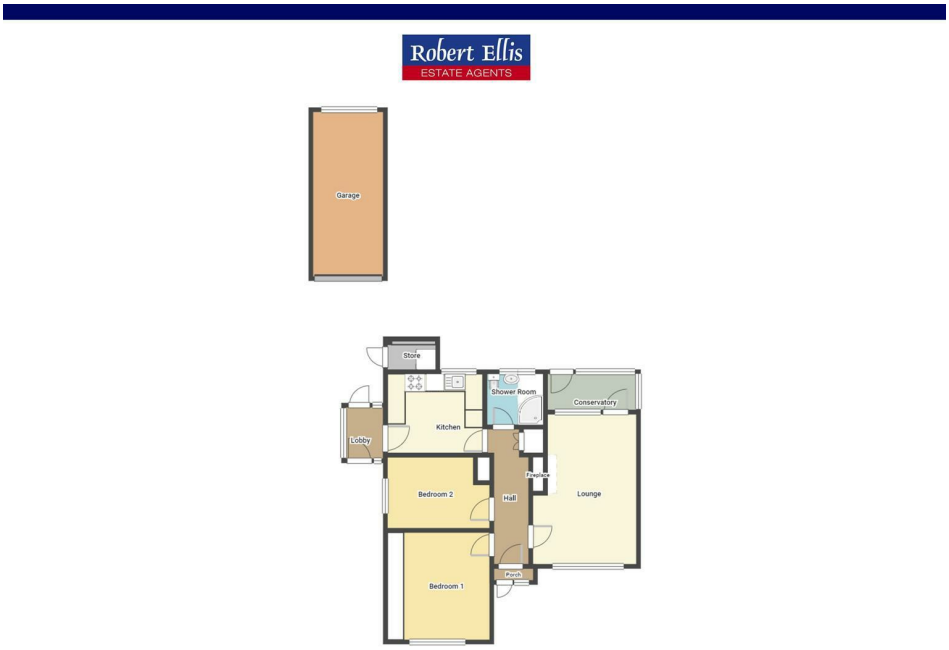
Outside
There is an artificial lawn to the front, off road parking and gate leading to the drive.

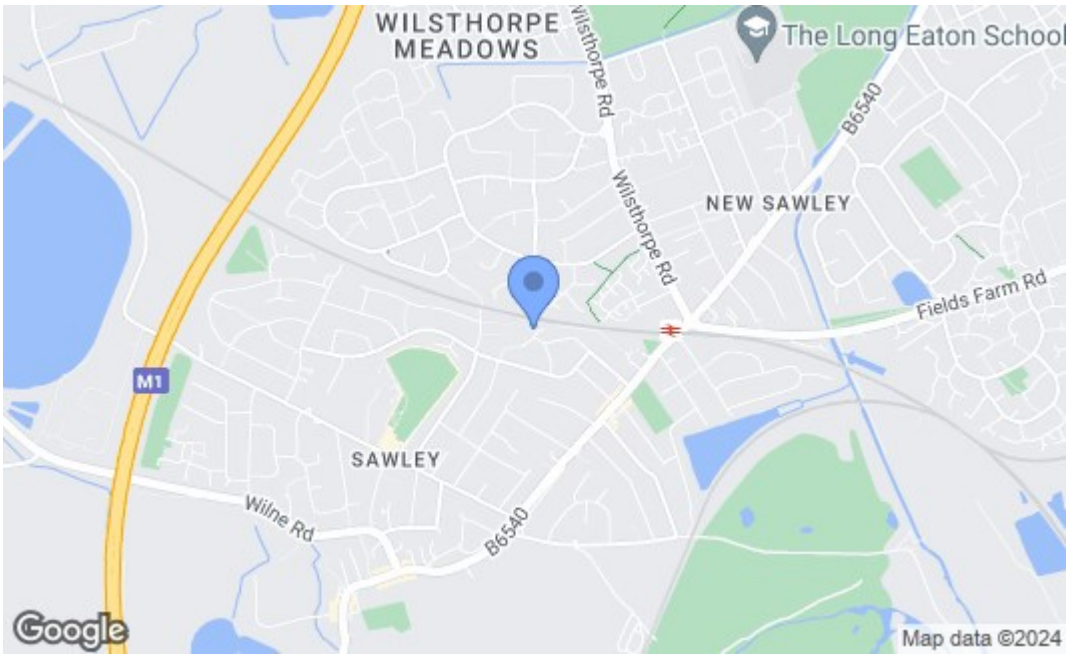
Low maintenance rear garden with artificial lawn, panelled fencing to the boundaries, patio and gravelled areas.

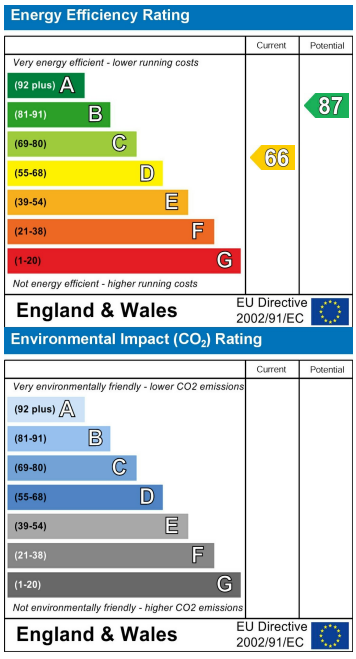
Directions
Proceed out of Long Eaton along Tamworth Road continuing straight over at the traffic island into Sawley. Take the right turning into Victoria Street and continue following Victoria Street round the left hand bend taking the right branch into Mannion Crescent.
8044AMCO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Warm air heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 7mbps, Superfast 71mbps, Ultrafast 1000mbps
Phone Signal – Three, Vodafone
Sewage – Mains supply
Flood Risk – Low, surface water low
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.

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