Robert Ellis

look no further. . .

Plant Lane,
Sawley, Nottingham
NG10 3BJ

£335,000 Freehold

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THIS IS AN INDIVIDUAL TWO DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS BEEN UPGRADED THROUGHOUT AND HAS A PRIVATE SOUTHERLY GARDEN TO THE REAR.

Being situated in the heart of Sawley, this two bedroom individual detached bungalow provides a lovely home which is ready to move into as it benefits from having NO UPWARD CHAIN. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is also well placed for a Co-op convenience store on the other side of Draycott Road and many other amenities and facilities which have helped to make this a very popular and convenient place to live.

The property stands back from Plant Lane with a pebbled parking area at the front and is constructed of brick with render to the external elevations under a pitched tiled roof. The accommodation derives the benefits from a heating system using the electricity generated from the solar panels on the roof and double glazing and includes a spacious reception hall which has ceramic tiled flooring extending through into the breakfast kitchen and there are original wood panelled doors leading to all the rooms from the hall. As you enter the property the lounge is on the left hand side which has a feature fireplace and a bay window to the front, the kitchen is situated to the rear and this has extensive ranges of wall and base units and granite work surfaces and there is a glazed door from the kitchen leading into the conservatory which overlooks the rear garden. The main bedroom has a walk-in wardrobe with shelving and drawers fitted and the second bedroom is positioned to the front of the property. The bathroom is of an extremely good size and this is tiled with a white suite having a bath and separate walk-in shower. Outside there is parking at the front, a wide slabbed area at the side which provides an excellent storage area with there also being a wooden shed positioned at the side of the bungalow and at the rear there are various patio/seating areas, a lawn with established beds to the sides and the garden is kept private by having fencing and natural screening to the boundaries.

As previously mentioned there is a Co-op convenience store within a two minute walk from the property with there being other shopping facilities found on Tamworth Road in Sawley and in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including Trent Lock Golf Club, walks in the picturesque nearby countryside and at Trent Lock, there are several local pubs and restaurants in Sawley 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.

Porch
Open porch having an arched entrance with a wood panelled front door leading to:

Reception Hall
Having ceramic tiling to the floor which runs through into the kitchen at the rear of the property, built-in cloaks cupboard with a pine door with a glazed panel above, vertical radiator, hatch with ladder to the loft, recessed lighting to the ceiling and original pine doors leading to the rooms off the hall.

Lounge
13' plus bay x 12' approx (3.96m plus bay x 3.66m approx)
Double glazed bay window to the front, log burning stove set in a feature chimney breast with an Adam surround and a marble hearth, shelving and double display cabinet to one side of the chimney breast, radiator and two wall lights.

Breakfast Kitchen
15'11 x 9' approx (4.85m x 2.74m approx)
The kitchen is fitted with cream Shaker style units and has granite work surface and includes a Belfast sink with a mixer tap and cupboard under, L shaped granite work surface which extends to an eating area at the end and has an integrated dishwasher and automatic washing machine, drawers and cupboards under, second granite work surface with a wine rack and cupboards below, cooking Range with a mirrored back plate and a hood over, matching eye level wall cupboards with lighting under, further granite work surface with cupboard beneath, radiator, double glazed window looking through into the conservatory and a full double glazed door leading into the conservatory with opaque double glazed eye level windows with shelving above to the side, recessed lighting to the ceiling, aerial and power points for a wall mounted TV and ceramic tiled flooring.

Conservatory
11'10 x 8' approx (3.61m x 2.44m approx)
The conservatory has a full height double glazed door leading out to the rear garden with double glazed windows to the left hand side and rear with an eye level glazed window to the right hand side, lantern roof window with recessed lighting to the sides, radiator, laminate flooring and an aerial and power point for a wall mounted TV.

Bedroom 1
12' x 12' approx (3.66m x 3.66m approx)
Double glazed window to the rear, radiator, aerial and power point for a wall mounted TV, panelling to one wall, wall light and a pine panelled door to a walk-in wardrobe which has shelving and drawers, opaque double glazed window to the side and the electricity meter is housed in a fitted cupboard and there is a wall mounted electric consumer unit and recessed lighting to the ceiling.

Bedroom 2
11' x 12'10 to 8' approx (3.35m x 3.91m to 2.44m approx)
Double glazed window with fitted blind to the front and a radiator.

Bathroom
The large bathroom has a white suite including a panelled bath with a mixer tap and hand held shower and tiled splashback, walk-in shower with a mains flow shower system having a rainwater shower head, tiling to two walls and a protective glazed screen, a low flush w.c. with a concealed system, hand basin with a mixer tap and cupboards under with two mirrored cabinets with a further mirror to the wall above, chrome ladder radiator, two opaque glazed eye level windows, recessed lighting to the ceiling, extractor fan, tiled flooring, vertical radiator with a towel rail and glazed shelf over and an upright double vanity cupboard with glazed shelving.

Outside
At the front of the property there are double wooden gates leading onto the parking area which is pebbled and has a stone wall to the front boundary, trellis with an established clematis plant and fencing to the right hand side and there is a low level fence to the left, gate to the left of the bungalow leading to a wide area at the side of the bungalow and there is outside lighting to either side of the front door.

The rear garden is a particularly important feature of this lovely home, with there being a slabbed patio to the immediate rear of the bungalow with a path leading to the bottom of the garden and having a concrete patio area to the left where there is also an established magnolia tree and other plants and there is a lawn with borders running down the side. At the bottom of the garden there is a further patio area and a summerhouse which will remain at the property and there is a trellised area to the left of the summerhouse which provides an out of sight storage area. There are water butts and two compost containers at the bottom of the garden and there is fencing to the side and rear boundaries.

At the side of the bungalow there is a wide slabbed area which provides an ideal storage space for bins and other items and there are currently six water butts collecting water from the bungalow and off the shed which will remain when the property is sold. There is also a log store, outside tap and light at the side of the bungalow.

Log Cabin
15' x 7' approx (4.57m x 2.13m approx)
The log cabin is positioned at the bottom of the garden and this has double opening doors with glazed inset panels and four windows to the front and has power points and external lighting is provided at the front of the cabin.

Shed
12'6 x 6' approx (3.81m x 1.83m approx)
The shed is positioned to the left of the bungalow and this provides an excellent storage facility.

Brick Store
At the rear of the bungalow there is a brick store which has a chrome ladder towel radiator and shelving and provides an ideal storage facility for garden furniture and other items.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right into Draycott Road and Plant Lane can be found some way down on the right with the property on the left.
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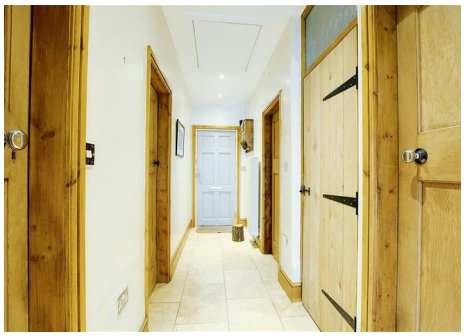
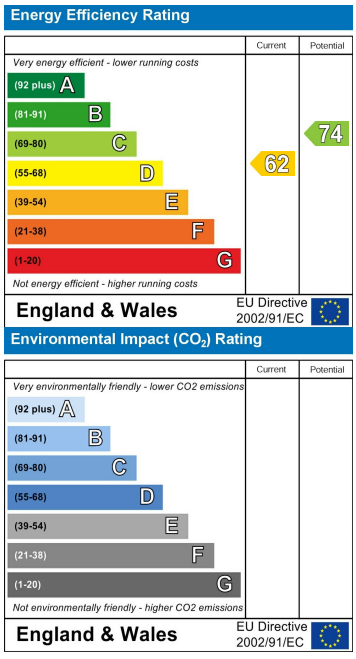
Council Tax
Erewash Bough Council Band C





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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