



Ingleby Road,
Sawley, Nottingham
NG10 3DH

£240,000 Freehold

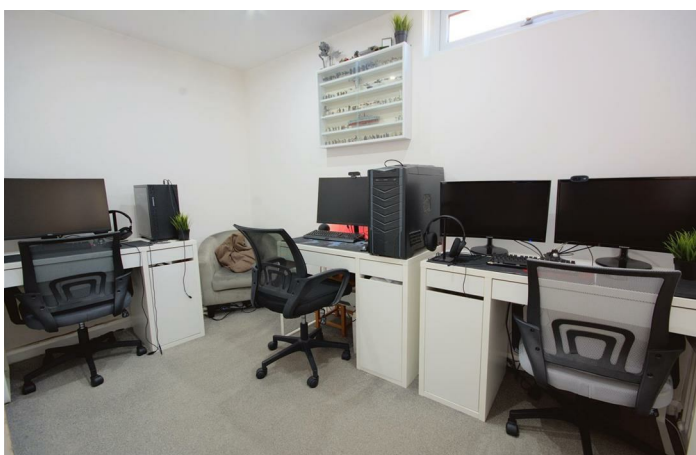


A THREE BEDROOM SEMI DETACHED PROPERTY FOUND ON A QUIET CUL-DE-SAC LOCATION IN SAWLEY.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family. Situated on one of the quieter roads in Sawley, the property is within walking distance of local schools and has good transport links, all of which have made this a popular place to live. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge, dining kitchen with patio doors into the conservatory. The garage has also been converted and now offers storage to the front and study/play room. To the first floor the landing leads to three bedrooms and the bathroom. Outside the front of the property there is a lawn and off road parking and to the rear a privately enclosed rear garden.

Sawley is a very desirable location which provides a number of local shops with there being a Co-op convenience store within a couple of minutes walk of the house and there are many other shopping facilities including Asda and Tesco superstores being found in nearby Long Eaton, there are schools for younger children in Sawley with The Long Eaton senior school being within easy reach, healthcare and sports facilities including Trent Lock Golf Club, walks in the surrounding picturesque countryside, a wide variety of pubs and restaurants in Sawley and at Trent Lock 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

UPVC double glazed front entrance door and window, stairs to the first floor and door to:

Study

11'1" x 6'5" approx (3.38m x 1.96m approx)
UPVC double glazed window to the side, spotlights, radiator.

Lounge

16'9" x 10'7" approx (5.11m x 3.23m approx)
UPVC double glazed bay window to the front, TV and telephone points, gas fire with Adam style surround, understairs storage, radiator and door to:

Dining Kitchen

21'5" x 8'8" approx (6.53m x 2.64m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, splashbacks, integrated eye level double oven, gas hob and extractor hood over, plumbing for an automatic washing machine, built-in dishwasher, integrated fridge and separate freezer, spotlights, radiator, coving to the ceiling, UPVC double glazed window and rear exit door and UPVC double glazed patio doors to:

Conservatory

8'8" x 10'2" approx (2.64m x 3.10m approx)
UPVC double glazed windows and patio doors to the rear, laminate floor.

First Floor Landing

Access to the loft, airing/storage cupboard, UPVC double glazed window to the side and doors to:

Bedroom 1

12'5" x 8'2" approx (3.78m x 2.49m approx)
UPVC double glazed window to the front, radiator, coving to the ceiling.

Bedroom 2

9'6" x 8'4" approx (2.90m x 2.54m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe.

Bedroom 3

9'3" x 5'9" approx (2.82m x 1.75m approx)
UPVC double glazed window to the front, radiator, overstairs storage used as a wardrobe.

Bathroom

5'8" x 5'4" approx (1.73m x 1.63m approx)
A white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, coving to the ceiling, UPVC double glazed window to the rear.

Outside

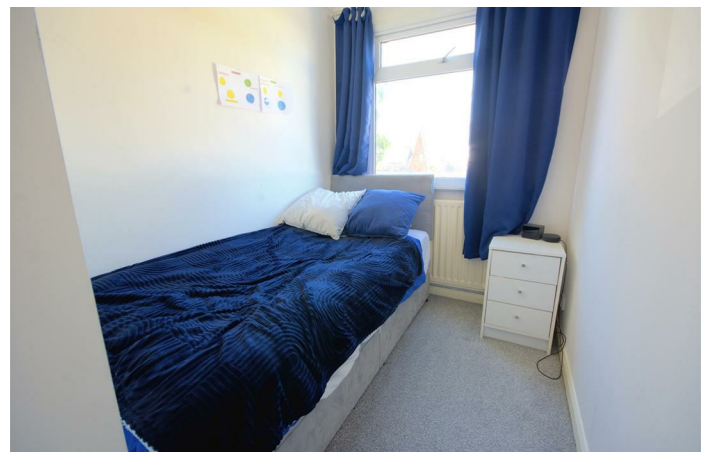
To the front of the property there is off road parking and a lawned garden. To the rear there is a patio area leading onto the lawn having borders either side with mature shrubs, flowers and trees. The garden is privately enclosed with fenced boundaries. At the bottom of the garden there is a garden shed and additional patio area, ideal for seating. There is also an outside tap.

Directions

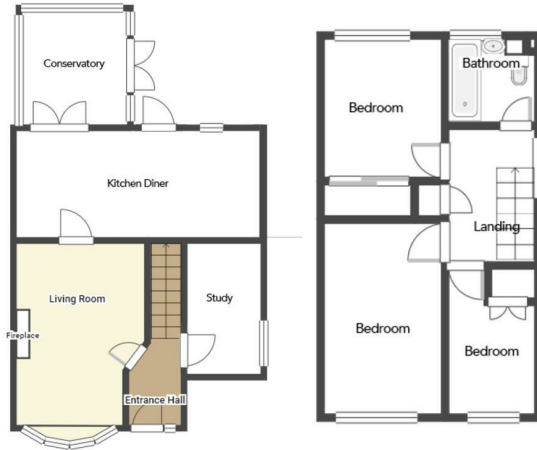
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Draycott Road, left into Repton Road, right into Twyford Road and right into Ingleby Road.
7388AMEC

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.