



Sawley Road,  
Draycott, Derbyshire  
DE72 3QE

**£160,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE THAT REQUIRES UPDATING THROUGHOUT AND IS LOCATED IN THE POPULAR VILLAGE OF DRAYCOTT.

This period semi detached house is being offered for sale with no upward chain and offers great potential. The opportunity is to improve and update throughout and create your perfect home. There is a UPVC double glazed entrance door that opens into the spacious living room which then leads to the dining room. The dining and living rooms both have a gas fire, stairs rising to the first floor and access to the kitchen.

The first floor landing provides access to the two double sized bedrooms and large bathroom. The garden to the rear is split levelled and is low maintenance with access to the garden room and wooden fence to the front. This is a spacious property that would appeal to either a first time buyer or investor.

Draycott has a number of local shops and schools for younger children, while Long Eaton is only a short drive away where there are senior schools and extensive shopping facilities including an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are Co-op stores in both Breaston and Borrowash, healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 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.



### Living Room

12'5" x 11'11" into recess approx (3.8m x 3.64m into recess approx)

UPVC entrance door with a decorative obscure double glazed light panel within and above, UPVC double glazed window to the front, coving, electric storage heater, gas fire with timber surround and decorative slate hearth, cupboard housing the electric consumer unit, understairs storage cupboard with a light and door to:

### Dining Room

11'11" x 12'4" approx (3.65m x 3.76m approx)

Single glazed window opening into the garden room, dado rail, electric storage heater, decorative beams to the ceiling, gas fire with slate chimney breast and hearth, stairs to the first floor and door opening to:

### Kitchen

10'7" x 6'9" approx (3.24m x 2.07m approx)

Single glazed window looking into the garden room, range of wall, base and drawer units with laminate work surface over and tiled splashback, stainless steel sink and drainer, plumbing for a washing machine, space for a free standing electric cooker, under cabinet lighting, integrated fridge and freezer, tiled floor extending through into the rear lobby and ground floor w.c.

### Rear Lobby

Obscure double glazed door to the rear garden, tiled floor and electric storage heater.

### Ground Floor w.c.

Low flush w.c., tiled floor and obscure UPVC double glazed window to the rear.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, electric storage heater and doors to:

### Bedroom 1

12'5" x 11'10" approx (3.81m x 3.62m approx)

UPVC double glazed window to the front.

### Bedroom 2

9'0" x 12'2" approx (2.76m x 3.73m approx)

UPVC double glazed window to the rear, built-in wardrobes with hanging rails and shelves.

### Bathroom

14'3" x 6'10" approx (4.36m x 2.09m approx)

Obscure UPVC double glazed window to the rear, four piece suite comprising of a vanity wash hand basin, low flush w.c., bath, separate tiled shower cubicle with electric shower, electric storage heater, vinyl flooring, wall mounted boiler for the hot water.

### Outside

The rear garden is low maintenance, split level with concrete hard standing, paved patio seating area, wooden fence to one of the boundaries and brick wall to the other.

### Garden Room

4'9" x 9'9" approx (1.45m x 2.99m approx)

Accessed from the garden with UPVC double glazed door and windows, polycarbonate roof.

### Directions

Proceed out of Long Eaton along Derby Road and continue through the village of Breaston and into Draycott turning left onto Sawley Road where the property can be found on the left hand side.

9033MH

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 19mbps Superfast 80mbps

Ultrafast 10000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

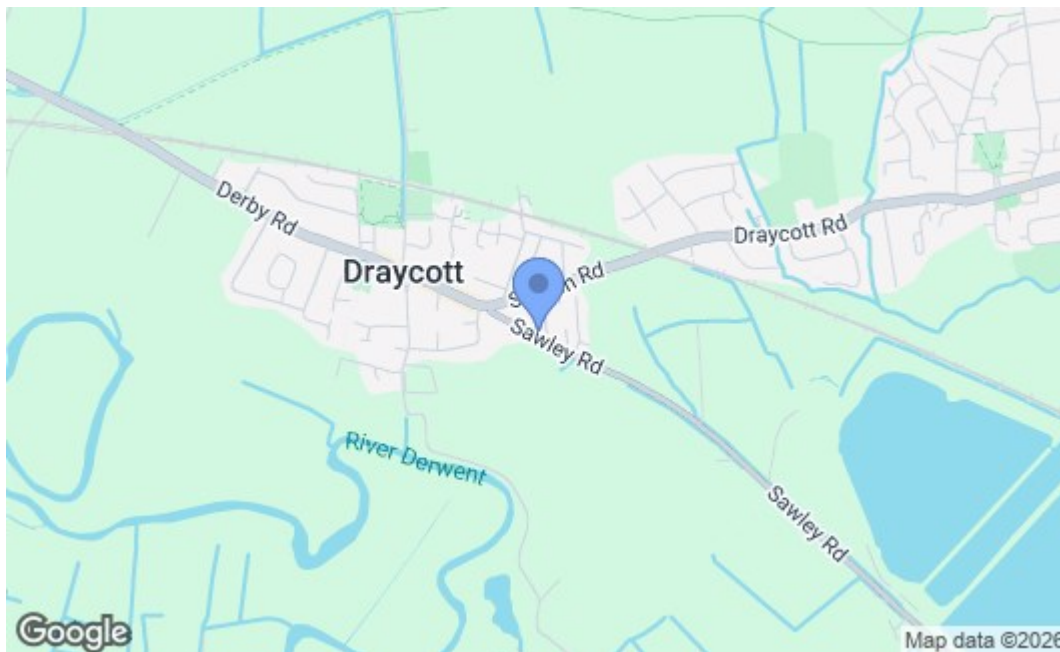
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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