Robert Ellis

look no further...

Harrington Street,
Sawley, Nottingham
NG10 3GW

£199,950 Freehold

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A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED PROPERTY WHICH HAS AN EXTENDED KITCHEN AND LARGE SOUTH-WEST FACING GARDEN TO THE REAR.

Robert Ellis are delighted to bring to the market a property which is quite deceiving from the front, there is spacious ground floor accommodation with the kitchen having been extended to give lots of storage and appliance space having patio doors onto the rear garden and there is a four piece family bathroom to the first floor. The property would ideally suit the first time buyer, growing family or somebody looking to downsize. Being situated in the heart of Sawley, it is strongly recommended that all interested parties take a full inspection so they are able to see all that is included in the property for themselves.

The property has an attractive appearance being constructed of brick to the external elevation under a pitched tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a lounge with Karndean flooring running through into the dining room which then leads you to the extended breakfast kitchen. To the first floor there are two double bedrooms and the luxurious bathroom. Outside the property is set back from the road being privately enclosed with a walled boundary and side access leads to the larger than average rear garden.

Sawley is a very popular residential area which has schools for younger children, healthcare and a number of local shops with further supermarkets being found in nearby Long Eaton where there are also many other retail outlets, healthcare and sports facilities which includes the Trent Lock Golf Club, there are schools for older children found in Long Eaton, walks in the surrounding picturesque countryside and transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
11'9 x 11'2 approx (3.58m x 3.40m approx)
UPVC double glazed window and door to the front, radiator, coving to the ceiling, ceiling rose, telephone and TV points, dado rail, Karndean floor and door to:

Dining Room
15'6 x 11'9 approx (4.72m x 3.58m approx)
Exposed brick chimney breast, radiator, dado rail, Karndean floor, two UPVC double glazed windows to the side, coving to ceiling, ceiling rose, stairs to the first floor, door to understairs storage cupboard and door to:

Kitchen
17'10 x 11'7 approx (5.44m x 3.53m approx)
Wall, base and drawer units with work surface over, 1½ bowl sink and drainer with mixer tap, integrated dishwasher, space and plumbing for washing machine, appliance space, integrated oven, electric hob and extractor hood over, second work surface running down the length of one wall where there are additional cupboards, drawers, integrated fridge and freezer and wine rack below. Matching breakfast bar surface, wall cupboards and display unit, tiling to the walls, decorative wood panelling to the other walls, two UPVC double glazed windows to the side and double glazed French doors to the rear. Recessed spotlights to the ceiling, cupboard housing the gas central heating boiler and tiled floor.

First Floor Landing
With doors to:

Bedroom 1
11'9 x 11'1 approx (3.58m x 3.38m approx)
UPVC double glazed window to the front, door to overstairs storage cupboard, coving to ceiling, ceiling rose, TV point and radiator.

Bedroom 2
11'9 x 8'9 approx (3.58m x 2.67m approx)
Laminate floor, radiator, UPVC double glazed window to the rear, original cast iron fireplace, coving to ceiling, ceiling rose.

Bathroom
A contemporary four piece suite including a panelled bath with central taps, low flush w.c., wash hand basin with shelving below, walk-in shower cubicle with shower from the mains, tiled floor, tiled walls and splashbacks, chrome heated towel rail, spotlights, UPVC double glazed window to the rear.

Outside
The property is set back from the road and to the front there is a pebbled area with a wall to the front boundary which leads down the side elevation where there is a gated leading to the rear garden. The rear garden is larger than average in size and there is a gravelled area and decking to the immediate rear which leads onto a lawn having barked borders. At the bottom of the garden there is an additional patio area with gravelled borders ideal for seating. The garden is privately enclosed with fenced boundaries, there is a garden shed and outside tap.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Harrington Street can be found as a turning on the right and the property identified by our for sale board.
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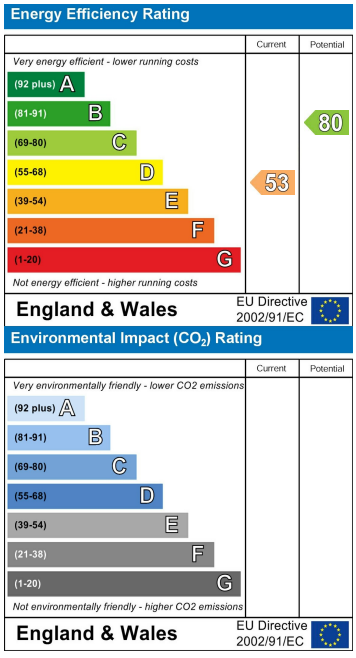

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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