Robert Ellis

look no further...

Kingsley Crescent,
Sawley, Nottingham
NG10 3DB

£320,000 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

AN IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property situated in a highly sought after location on Kingsley Crescent. The property is in ready to move into condition and has a lovely brick built conservatory off the lounge which faces the garden with under floor heating. There is also ample outside space with off the road parking for several cars. The property is found close to a good number of local amenities and facilities provided by Sawley in particular Trent Lock Golf Course and the canals providing lots of walks and is a few minutes drive from Long Eaton. An early internal viewing is a must to fully appreciate all that the property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance hall, kitchen with fitted appliances, lounge with patio doors onto the conservatory, two double bedrooms and a shower room. As previously mentioned, to the front of the property thee is off the road parking for several cars, a garage and a lovely privately enclosed rear garden.

The property is within easy reach of several local pubs and restaurants, schools for younger children and local shops being within easy reach. There are further shopping facilities in nearby Long Eaton where there are Asda and Tesco superstores, as well as numerous other retail outlets; there is the West Park Leisure Centre and adjoining playing fields and several local golf courses. There are also excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations, 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, radiator, two storage cupboards, coving to ceiling, access to the loft with a pull down ladder which is partially boarded and has a light and doors to:

Lounge
16'7 x 11'8 approx (5.05m x 3.56m approx)
Radiator, electric fire with Adam style surround, UPVC double glazed window to the side, TV and telephone points and UPVC double glazed windows and French doors to:

Conservatory
14'9 x 9'4 approx (4.50m x 2.84m approx)
A brick base conservatory with UPVC double glazed windows and doors to the rear, power points and under floor heating.

Kitchen
13'6 reducing to 10'2 x 10'8 approx (4.11m reducing to 3.10m x 3.25m approx)
White high gloss wall, base and drawer units with work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, eye level double oven, electric hob and extractor hood over, plumbing for washing machine, built-in fridge and separate freezer, built-in dishwasher, UPVC double gazed window to the front, door to a large pantry, UPVC double glazed rear exit door.

Bedroom 1
11'9 x 11'4 approx (3.58m x 3.45m approx)
UPVC double glazed window to the front, radiator, coving to ceiling.

Bedroom 2
10'4 x 10'3 approx (3.15m x 3.12m approx)
UPVC double glazed window to the rear, radiator, coving to ceiling.

Shower Room
Walk-in shower cubicle with shower from the mains having a waterfall shower head and hand held shower, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, two UPVC double glazed windows to the side and chrome heated towel rail.

Outside
To the front of the property there is a tarmacadam driveway with gravel and patio borders, privately enclosed with a walled boundary. There is side access down the left through a secure gate to the rear garden. To the rear there is a patio area with a path either side of the lawn to the bottom of the garden where there is an additional seating area. There are borders surrounding the garden full of mature shrubs and flowers and trees, at the bottom of the garden there are barked borders and raised beds. The garden is privately enclosed with fenced boundaries, there is an outside tap and an additional patio area behind the garage.

Garage
16'3 x 8'9 approx (4.95m x 2.67m approx)
Up and door to the front, light and power, UPVC double glazed window to the side, gas central heating boiler and UPVC double glazed rear exit door to the garden.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and turn left at the War Memorial into Lock Lane, left into Kingsley Crescent and the property can be found as identified by our for sale board.
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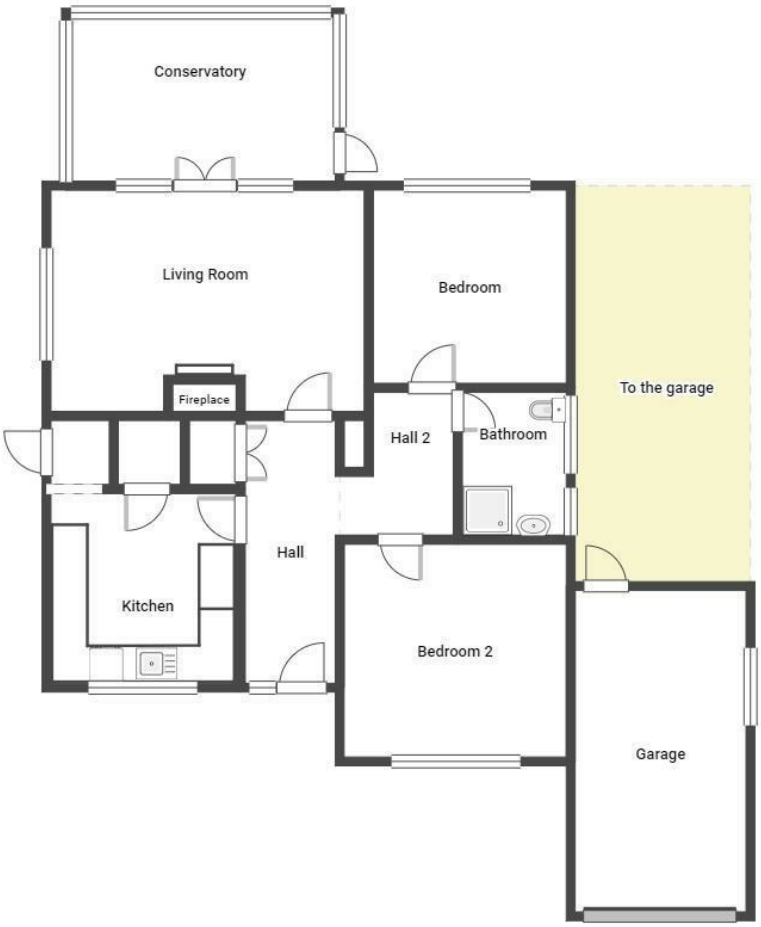

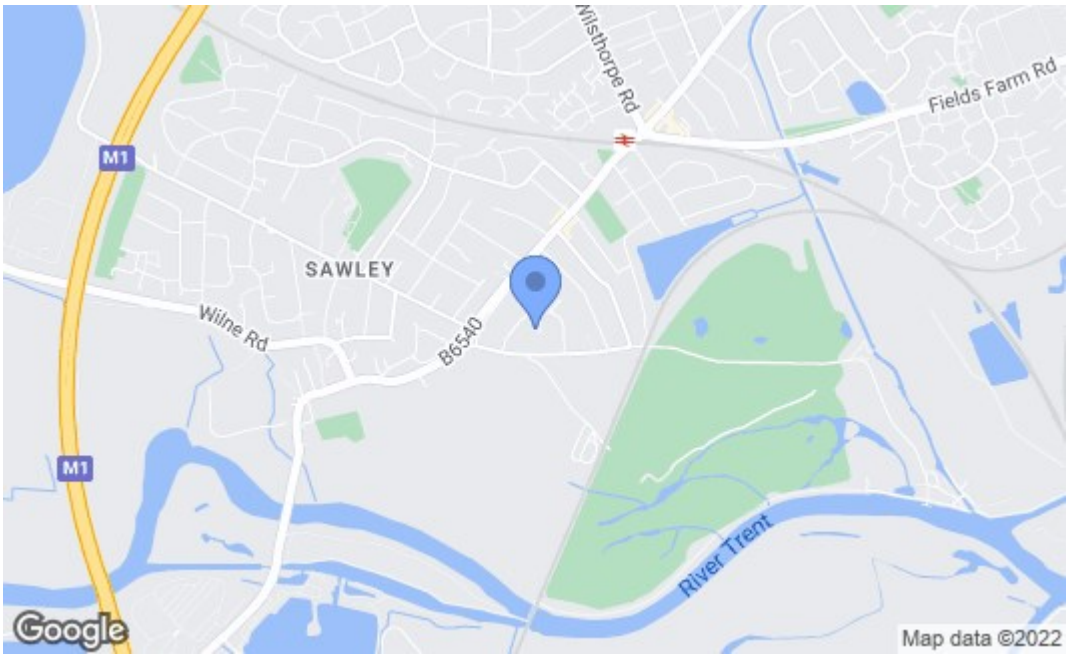

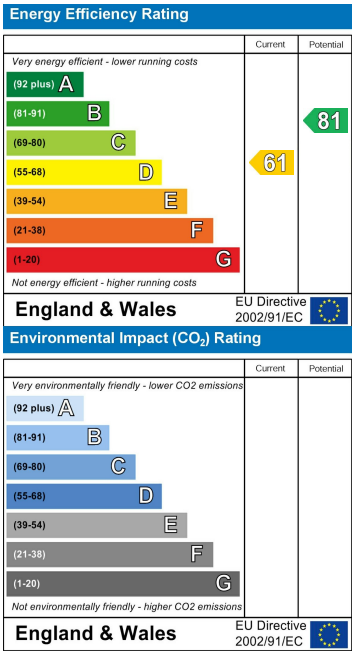

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818