Robert Ellis

look no further...

Plant Lane,
Sawley, Nottingham
NG10 3BJ

Price Guide £515-520,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A FIVE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION AND MUST BE VIEWED INTERNALLY TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER.

This substantial five bedroom detached family home has been extended at the side and rear and the master bedroom now covers the second floor and benefits from having an en-suite and dressing area. The property has been carefully thought about when extending and offers fantastic ground floor living space and two bedrooms having an en-suite. There is also lots of storage space with bespoke cupboards and wardrobes around the property. The property is entered through a spacious hallway with balustrade staircase to the first and second floor landings and offers well balanced accommodation which will suit many purchasers. The property is located in the heart of Sawley and is well placed for easy access to all the amenities and facilities provided by the area which include Trent Lock Golf Club, walks by the canal, local primary and secondary schools along with easy access to excellent transport links.

This impressive property stands back from the road and offers off road parking for several cars and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, cloaks/w.c. with an extra storage cupboard, lounge with exposed brick built chimney breast with the bricks from an 18th century manor house barn, 'Aslockton Manor', two windows allowing plenty of light and solid oak double doors leading to the dining room. There is a utility room, bespoke open plan kitchen with units being made by Allwood Kitchens and Interiors and integrated Neff appliances, double solid oak doors and exposed brick wall with the bricks from 'Canning Circus 1856' leading to the dining room which have their own UPVC double doors leading to the garden and there are also UPVC double doors leading from the kitchen to the rear garden. To the first floor there are four bedrooms, one with en-suite and four piece family bathroom. To the second floor there is the master bedroom with Velux roof windows, dressing area having bespoke fitted dressing table, drawers and cupboards and four piece en-suite. Outside there is a 'Presscrete' driveway providing parking for 2/3 cars with a brick built bedding area. There is side access to the privately enclosed rear garden, 'Presscrete' patio area extending across the back of the house and leads onto the lawn with pond and waterfall feature. To the left of the garden there is a small brick wall area with steps leading to the summerhouse with light and power, all of which is kept private with fenced boundaries.

The property is within easy reach of the local shops and schools for younger children provided by Sawley whilst there are the Asda and Tesco superstores and many other retail outlets found in Long Eaton which is only a few minutes drive away as are schools for older children, there are health care and sports facilities which include the Trent Lock Golf Club and Sawley Marina, walks in the surrounding picturesque countryside 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
Composite front entrance door and UPVC double glazed window to the side, two radiators, laminate flooring, stairs to the first floor with balustrade, recessed lighting, fitted storage cupboards and door to:

Cloaks/w.c.
Low flush w.c., wash hand basin with waterfall tap, tiled walls and splashbacks, radiator, tiled floor, UPVC double glazed window to the front, door to storage cupboard and recessed lighting.

Lounge
22'4 x 20'2 approx (6.81m x 6.15m approx)
Exposed brick built fireplace with multi fuel burner, two UPVC double glazed windows to the front, three radiators, recessed lighting, coving to the ceiling, UPVC double glazed window to the side and double solid oak doors to the dining room.

Utility Room
Base units with solid work surfaces, plumbing for automatic washing machine, appliance space, inset sink, waste and drainer unit, UPVC double glazed window and door to the side and door to storage cupboard housing the gas central heating boiler, laminate flooring and recessed lighting.

Kitchen
23' x 13'9 approx (7.01m x 4.19m approx)
A bespoke fitted kitchen from 'Allwood Kitchens and Interiors' with wall, base and drawer units having solid wood work surfaces, integrated 'Neff' double oven/microwave, 'Neff' induction hob and 'Neff' extractor hood over, 'Karndean' flooring, integrated dishwasher, UPVC double glazed window and doors to the rear, ceramic sink, waste and drainer unit with mixer tap over, island with solid wood work surface and breakfast bar with drawers and cupboard under, two vertical radiators, recessed lighting, double solid doors to:

Dining Room
18'6 x 10'1 approx (5.64m x 3.07m approx)
Two Velux roof lights, UPVC double glazed doors to the rear, 'Karndean' flooring and vertical radiator.

First Floor Landing
Radiator, UPVC double glazed window to the front, stairs to the second floor and doors to:

Bedroom 2
17'5 x 10'3 approx (5.31m x 3.12m approx)
UPVC double glazed window to the rear, radiator and door to:

En-Suite
Free standing shower cubicle with mains fed shower, low flush w.c., wash hand basin, UVPC double glazed window to the side, tiled splashbacks, chrome heated towel rail.

Bedroom 3
15'5 x 14'5 approx (4.70m x 4.39m approx)
Radiator, two UPVC double glazed windows to the rear, two fitted wardrobes, access to boarded and lit loft via pull down ladder.

Bedroom 4
18'11 x 13'11 approx (5.77m x 4.24m approx)
'L'-shaped room with two radiators, UVPC double glazed window to the front, two fitted wardrobes and two Velux windows.

Bedroom 5
10'2 x 9'11 approx (3.10m x 3.02m approx)
UPVC double glazed window to the front and radiator.

Bathroom
Four piece suite comprising panelled bath with waterfall tap, free standing shower cubicle with electric shower over, chrome heated towel rail, low flush w.c., sink with waterfall tap, tiled splashbacks and UPVC double glazed windows to the side and front.

Second Floor

Master Suite
19'7 x 12'9 approx (5.97m x 3.89m approx)

Bedroom 1
12'9 x 10'10 approx (3.89m x 3.30m approx)
Two sky light windows and recessed lighting covering the whole suite.

Dressing Area
12'9 x 8'6 approx (3.89m x 2.59m approx)
Bespoke fitted dressing table and cupboards, sky light window.

En-Suite
Free standing shower cubicle with mains fed shower, low flush w.c., wash hand basin and panelled bath with waterfall tap, tiled walls and splashbacks, laminate flooring and chrome heated towel rail.

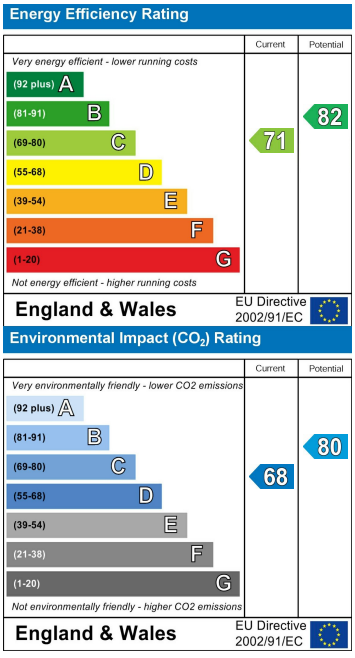
Outside
To the front of the property there is a 'Presscrete' driveway offering parking for several vehicles, small brick wall bedding area and side access leading to the rear garden. To the rear there is a 'Presscrete' patio area across the back of the house leading onto the lawn, pond with waterfall feature, outside tap and bedding areas with mature shrubs and flowers, small brick wall with steps leading down to the cabin.

Cabin
15'6 x 11'10 approx (4.72m x 3.61m approx)
The brick built cabin has a radiator, laminate flooring, UPVC double glazed window and double doors to the front, recessed lighting and power.

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 right as identified by our 'for sale' board.
7058AMEC

Council Tax
Band C - £1,753

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



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