



Wilmot Street,
Sawley, Nottingham
NG10 3GY

Price Guide £215-220,000
Freehold



THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED HOME WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND IS READY FOR IMMEDIATE OCCUPATION.

Being situated on Wilmot Street, this traditional semi detached property provides a lovely home which is ready for immediate occupation. For the size of the accommodation and privacy of the sunny garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the local amenities and facilities provided by Sawley as well as those in Logn Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and doubled glazing and includes a reception hall, lounge with a bay window and feature fireplace and from the lounge there is a door leading into the spacious dining kitchen which includes extensive ranges of wall and base units and has a cooking Range which will remain at the property when it is sold. From the dining area there are glazed doors leading to the conservatory which has a French door leading out to the private rear garden. To the first floor the landing leads to the two double bedrooms and the bathroom which has a shower over the P shaped bath. Outside there is block paving at the front which provides off road parking for two vehicles, there is a path running down the left hand side and at the rear a private garden which has a patio, lawn and fencing to the boundaries.

The property is within reach of the shops provided by Sawley which includes a Co-op store on Draycott Road, a Morrison's and other shops on Tamworth Road with more shopping facilities being found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for younger children in Sawley with The Long Eaton School for older children being only a short distance away, there are healthcare and sports facilities which includes the Trent Lock Golf Club, walks in the surrounding open countryside and along the banks of the River Trent, several local pubs and restaurants in Sawley and at Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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.



UPVC front door with an inset opaque double glazed panel leading to:

Reception Hall

Stairs with hand rail leading to the first floor and a radiator.

Lounge/Sitting Room

11'6" x 10'8" approx (3.51m x 3.25m approx)

Double glazed bay window to the front, Adam style fireplace with an inset and tiled hearth, radiator and a door leading into:

Dining Kitchen

15'3" x 14'3" max approx (4.65m x 4.34m max approx)

The kitchen is fitted with a stainless steel sink with a mixer tap set in a work surface with cupboards and space for both an automatic washing machine and dishwasher and drawers below, cooking Range with a back plate, L shaped work surface with cupboards and drawers and space for a fridge/freezer, further work surface with cupboard under, matching eye level wall cupboards extending to two walls, radiator, tiling to the walls by the work surface areas, Vaillant boiler housed in a fitted cupboard, understairs storage cupboard which houses the electric consumer unit and has shelving, double glazed windows to the side and rear, double glazed French doors leading out from the dining area to the conservatory and there is tiled flooring.

Conservatory

10'8" x 8'8" approx (3.25m x 2.64m approx)

Double glazed French door leading out to the rear garden, double glazed windows to the rear and side with opaque double glazed windows to the right hand side, polycarbonate vaulted roof, radiator, tiled flooring and double fitted storage cupboard.

First Floor Landing

Double glazed window to the side, hatch to loft and panelled doors to:

Bedroom 1

14'3" x 11'7" x 11'1" approx (4.34m x 3.53m x 3.35m approx)

Double glazed window to the front, radiator and a useful recess which is a good place to position wardrobes.



Bedroom 2

11'4" x 9'3" approx (3.45m x 2.82m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom has a white suite including a P shaped bath with a Triton electric shower over, tiling to three walls and a protective curved screen, low flush w.c. and hand basin with mixer tap set on a surface with a tiled splashback and a double cupboard under, mirror fronted cabinet with shelving, radiator and an opaque double glazed window.

Outside

At the front of the property there is block paving which provides off road parking for two vehicles, a wall to the front boundary and fencing to the side boundaries with laurel bushes to the right hand side and there is a gate to the left of the house providing access to the rear garden.

The rear garden has a slabbed patio which leads onto a lawn with borders, there is a steel shed and a garden pond positioned at the bottom of the garden and the garden is kept private by having fencing to the three boundaries. There is an outside light and an external water supply and double power point provided.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Turn right into Victoria Street and left into Wilmot Street and the property can be found as identified by our for sale board on the left hand side.

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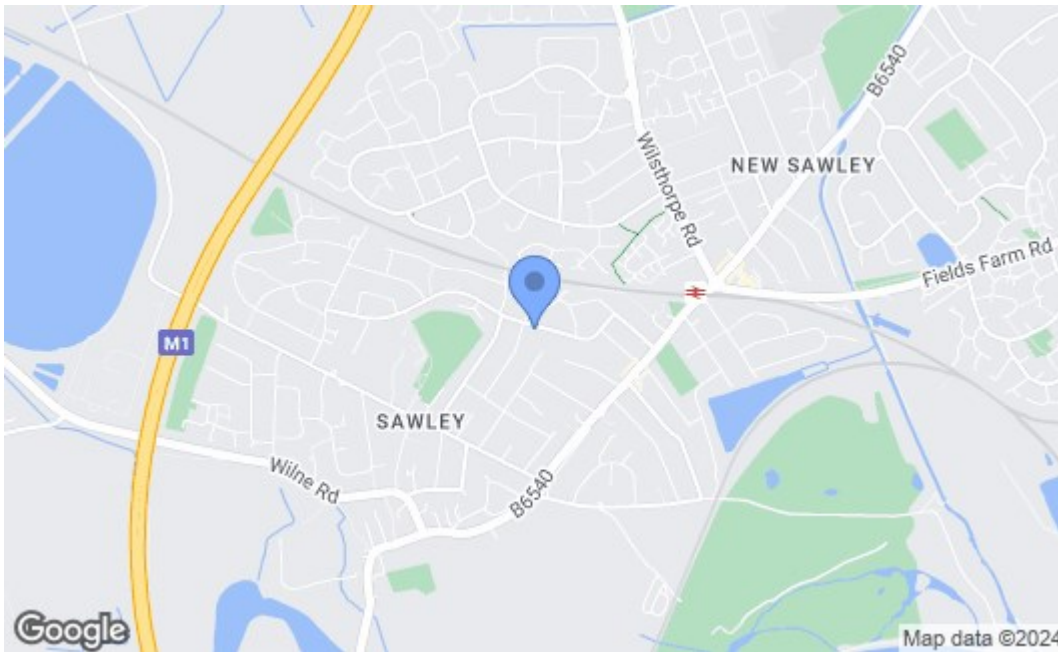
Council Tax

Erewash Borough Council Band B





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.