Robert Ellis

look no further. . .

Lakeside Crescent,
Sawley, Nottingham
NG10 3GH

Price Guide £245-250,000

Freehold

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A THREE BEDROOM SEMI DETACHED PROPERTY FOUND IN THIS SOUGHT AFTER LOCATION, OFFERING SPACIOUS ACCOMMODATION.

Robert Ellis are delighted to bring to the market a property which is situated on Lakeside Crescent, which very rarely do these properties come for sale on this road. The property would suit many buyers from the first time buyer through to the growing family. The property has an open plan living space with the lounge opening into the dining room and into the kitchen. There is also a conservatory off the dining room. There is a car port down the side of the property which extends the length of the house and gives extra room for storage along with plumbing for the washing machine. To fully appreciate all this property has to offer, an internal viewing is a must.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, lounge with stairs to the first floor leading to the dining room and onto the breakfast kitchen. There is also a conservatory off the dining room. To the first floor there are three bedrooms and a newly fitted family bathroom. Outside there is off road parking for at least 2 cars with the side of the property being covered with a car port, ideal for storage and with plumbing. There is a privately enclosed rear garden with a summerhouse to the bottom having power and is currently used as an office.

Sawley is a very popular area in which to live with the cottages being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, there are schools for younger children, healthcare and sports facilities which include the Trent Lock Golf Club, schools for older children are found in Long Eaton where there are also Tesco, Asda and Aldi superstores and many other retail outlets, there are walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent 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.

Porch
UPVC double glazed front entrance door, tiled floor, radiator and door to:

Lounge
16'6 x 12'5 approx (5.03m x 3.78m approx)
UPVC double glazed window to the front, radiator, TV point, fireplace, spotlights, stairs to the first floor and open to:

Dining Room
9'6 x 6'7 approx (2.90m x 2.01m approx)
UPVC double glazed sliding doors to the rear and open to:

Kitchen
10'3 x 8'6 approx (3.12m x 2.59m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, built-in dishwasher, built-in fridge/freezer, eye level double oven, electric hob and extractor hood over, laminate floor, gas central heating boiler (approx 5 years old), UPVC double glazed window to the rear and rear exit door.

Conservatory
15'3 x 8'4 approx (4.65m x 2.54m approx)
UPVC double glazed window and patio doors to the rear, tiled floor.

First Floor Landing
Access to the loft with a pull down ladder which is boarded and has a light, UPVC double glazed window to the side and doors to:

Bedroom 1
12'6 x 10' approx (3.81m x 3.05m approx)
UPVC double glazed window to the front, radiator, coving to the ceiling.

Bedroom 2
10'5 x 10'2 approx (3.18m x 3.10m approx)
UPVC double glazed window to the rear, laminate floor, storage cupboard and radiator.

Bedroom 3
8'8 x 6'4 approx (2.64m x 1.93m approx)
UPVC double glazed window to the front, radiator.

Bathroom
A white three piece suite comprising of a P shaped bath with shower from the mains with a waterfall shower head and a hand held shower, vanity unit with sink and low flush w.c., tiled floor, tiled walls and splashbacks, spotlights, extractor fan, heated towel rail and UPVC double glazed window to the rear.

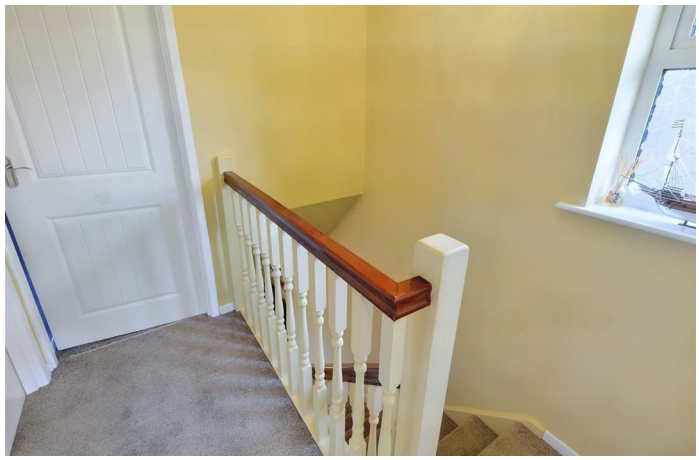
Outside
To the front of the property there is off road parking for at least 2 cars. There are doors leading to the side car port running down the whole side of the house which is currently used for storage and has plumbing for the washing machine and space for a tumble dryer. There is also a door to the understairs storage cupboard. At the rear of the rear of the property there is decking which is a perfect seating area, the garden is South facing and there are steps down to the summerhouse with borders full of mature shrubs. At the back of the summerhouse there is a storage area and an area for growing vegetables.

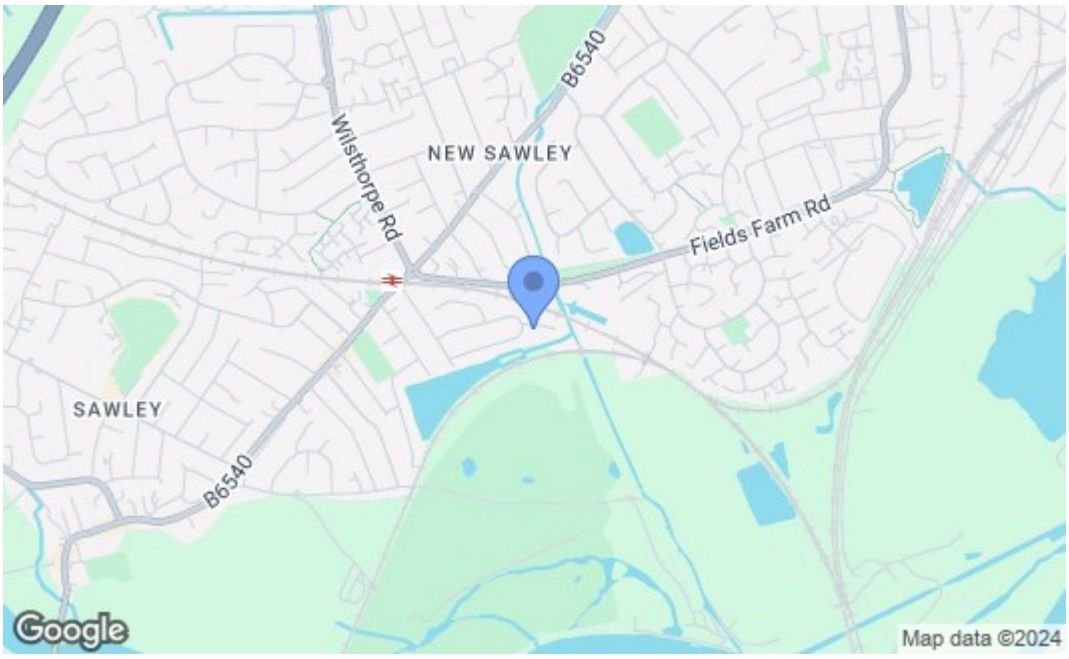
Summerhouse
12' x 11'1 approx (3.66m x 3.38m approx)
Windows and doors, laminate floor, power, spotlights and is currently used as an office.

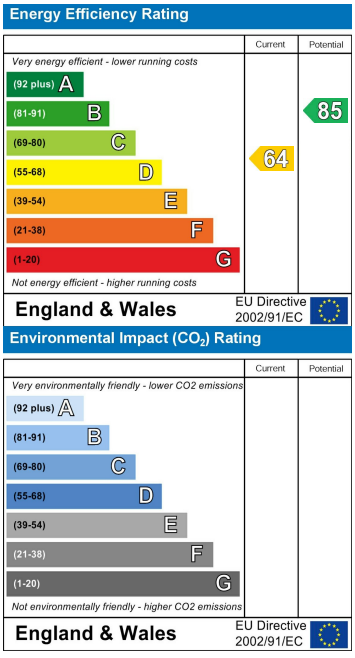
Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the island by the railway station head under the left hand archway following round to the left onto Roosevelt Avenue and then take the left hand turning onto Lakeside Avenue where the property is situated on the right hand side.
8053AMRS

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Unknown
Phone Signal – Unknown
Sewage – Mains supply
Flood Risk – Low, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







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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