



Grosvenor Avenue,  
Sawley, Nottingham  
NG10 3FQ

**£240,000 Freehold**

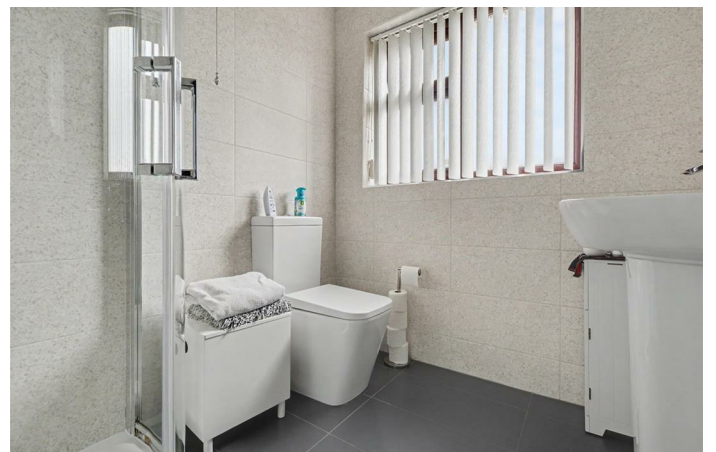


A THREE BEDROOM SEMI DETACHED HOUSE WITH POTENTIAL AND ON A GOOD SIZED PLOT IN SAWLEY.

This will appeal to buyers that are looking to put their own stamp on a property and create their ideal home. The enclosed porch leads to the entrance hallway with feature herringbone style flooring, pantry cupboard, stairs rising to the first floor and doors leading to the lounge diner and kitchen. The dual aspect lounge diner is light and airy with a marble surround gas fire and bay window to the front. The kitchen has integral appliances and windows to the side and rear and door leading to the rear garden.

To the first floor there are three bedrooms, two are double in size and the third is a single or home office. The shower room is modern fitted with an electric Mira shower. The garden is oversized for the property and has a timber storage shed and greenhouse. The driveway is large enough for multiple vehicles and provides access to the single detached garage.

Located in this popular residential area of Sawley, close to a wide range of local schools, shops and parks, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton station are just a short driveway away.



## Porch

UPVC panelled door with obscure double glazed light panels within, light panels to the sides and above, half panel and obscure UPVC double glazed entrance door with fixed obscure light panels to the sides opening into:

## Entrance Hallway

Coving, radiator, stairs to the first floor, Karndean herringbone wood effect flooring, cupboard housing the electric consumer unit (fitted 2024), understairs storage cupboard, obscure UPVC double glazed fixed pane, shelving, power and light. Doors to the kitchen and lounge/diner.

## Living Area

11'5" plus bay x 10'7" into recess (3.5m plus bay x 3.25m into recess)

UPVC double glazed bay window to the front, coving, radiator, wall mounted lights, feature fireplace with marble surround and hearth, gas coal effect Living Flame fire and open arch to:

## Dining Area

11'11" x 10'6" approx (3.64m x 3.22m approx)

UPVC double glazed window to the rear, coving, radiator.

## Kitchen

5'11" x 12'1" approx (1.81m x 3.69m approx)

UPVC double glazed windows to the rear and side, UPVC panel and double glazed door to the rear, tiled walls and floor, radiator, wall, base and drawer units with laminate work surface over, composite 1 1/2 bowl sink and drainer with chrome mixer tap, integrated Stoves electric double oven and Neff four ring gas burner with extractor over, integrated fridge, plumbing and space for a washing machine.

## First Floor Landing

UPVC double glazed window to the side, coving, access hatch with drop down ladder to the part boarded loft and doors to:

## Bedroom 1

11'5" plus bay x 10'6" approx (3.48m plus bay x 3.21m approx)

UPVC double glazed bay window to the front, coving, radiator and built-in wardrobes with shelving and hanging.

## Bedroom 2

12'1" x 10'7" approx (3.69m x 3.23m approx)

UPVC double glazed window to the rear, coving, radiator, wood effect laminate flooring and built-in wardrobes with shelves and hanging rail, airing/storage cupboard housing the boiler.

## Bedroom 3

5'11" x 6'11" approx (1.82m x 2.12m approx)

UPVC double glazed window to the front, coving, radiator and wood effect laminate flooring.

## Shower Room

5'10" x 6'9" approx (1.8m x 2.07m approx)

Obscure UPVC double glazed window to the rear, ceiling spotlights, extractor fan, tiled floor and walls, low flush w.c., pedestal wash hand basin with mixer tap, quadrant shower cubicle with Mira Escape electric shower, chrome heated towel rail.

## Outside

At the front of the property there is a low level brick wall to the boundary, metal vehicle gates leading onto the drive providing off road parking and access to the garage, laid to lawn garden area with well established borders.

To the rear there is a larger than average garden with central laid to lawn, concrete hard standing seating areas, timber storage shed, greenhouse, external lighting and tap, fencing to the boundaries.

## Garage

19'4" x 9'4" approx (5.9m x 2.85m approx)

Single detached garage with up and over door, power and light, obscure UPVC double glazed light panel to the side and UPVC panel and double glazed personnel door.

## Directions

Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.

9249MH

## 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 - Standard 5mbps Superfast 38mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

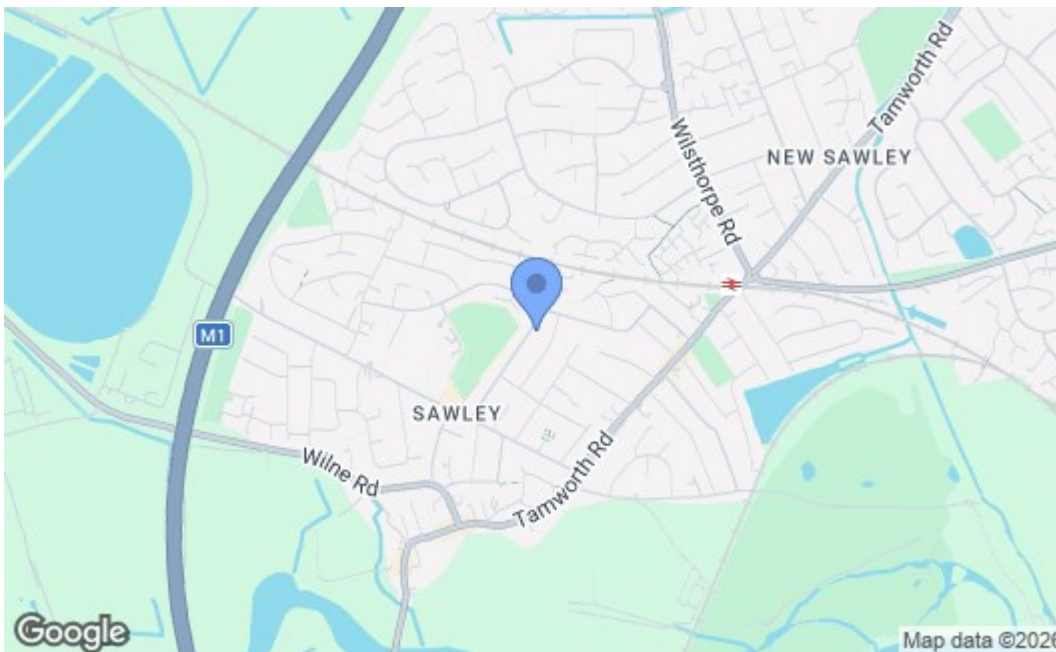
Any Legal Restrictions – No

Other Material Issues – No





Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of all areas of property have been taken from the best available information and are not intended to be used for any purpose other than guidance only. The plan is provided for information only and does not constitute an offer of any property. The plan is provided for information only and does not constitute an offer of any property. The plan is provided for information only and does not constitute an offer of any property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.