



Ingleby Road,  
Sawley, Nottingham  
NG10 3DH

**Price Guide £230-240,000  
Freehold**



A GREAT OPPORTUNITY TO PURCHASE A THREE BEDROOM SEMI DETACHED HOUSE THAT IS CONVENIENTLY LOCATED CLOSE TO MANY AMENITIES AND WOULD APPEAL TO A VARIETY OF BUYERS.

The entrance door opens into the entrance hallway with stairs rising to the first floor and door to the living room. The living room is a good size with a feature fireplace and glazed doors leading to the kitchen diner. The kitchen diner is a useful space and has a feature stable door opening to the rear garden. The first floor landing provides access to the three bedrooms and bathroom. The private rear garden is a real suntrap with it being westerly facing. There is a decked seating area with retractable canopy, majority laid to lawn and a treehouse! The driveway provides off road parking for a number of vehicles and access to the single detached garage.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. The property is within walking distance to local amenities and Sawley train station with fantastic transport links to major roads such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just around the corner.



## Entrance

Entrance door with obscure double glazed light panels within and matching light panel to the side leading into:

## Entrance Hallway

Stairs to the first floor, radiator, wood effect laminate flooring, door to:

## Living Room

15'5" x 10'9" approx (4.7m x 3.30m approx)

Double glazed window to the front, radiator, continuation of the wood effect laminate flooring, feature living flame effect gas fire, timber surround, marble hearth and insert, glazed doors opening to:

## Kitchen Diner

14'1" x 8'10" approx (4.31m x 2.7m approx)

Double glazed window to the rear, feature stable door with glazed panel to the rear, mix of wall, base and drawer units with laminate work surface over and tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven with four ring gas hob over and extractor above, plumbing and space for a washing machine, space for an under counter fridge, cupboard housing the central heating boiler, radiator, understairs storage cupboard with shelving and power and housing the consumer unit.

## First Floor Landing

Double glazed window to the side, loft access hatch which is part boarded and has a light, airing/storage cupboard housing the hot water cylinder with shelving, doors to:

## Bedroom 1

12'6" x 7'8" approx (3.82m x 2.36m approx)

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

## Bedroom 2

9'6" x 7'8" approx (2.9m x 2.35m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobes with shelving and hanging rail, feature wood panelled wall, wood effect laminate flooring.

## Bedroom 3

9'4" x 6'1" approx (2.87m x 1.86m approx)

UPVC double glazed window to the front, radiator, coving, storage cupboard over the stairs which has a shelf and hanging rail.

## Bathroom

5'6" x 5'11" approx (1.68m x 1.81m approx)

Obscure UPVC double glazed window to the rear, three piece white suite comprising of a bath with chrome taps and electric Triton shower over with shower screen, low flush w.c., pedestal wash hand basin with chrome taps, radiator, tiled walls and floor.



## Outside

There is hard standing to the front of the property providing off road parking for up to three vehicles, lawned garden and gates leading to the garage. Low level fence to the boundaries.

The westerly facing rear garden has a decked seating area with retractable canopy over, garden laid to lawn with well stocked shaped borders with shrubs and bushes, timber storage shed. At the back of the garden there is a gravelled area and treehouse and fencing to the boundaries.

## Garage

20'1" x 9'5" approx (6.13m x 2.89m approx)

Single detached garage with up and over door to the front, power and light.

## Directions

Proceed out of Long Eaton along Tamworth Road and continue straight over at the traffic lights adjacent to the Long Eaton railway station. Proceed for a short distance turning right shortly after the speed cameras onto Draycott Road. Continue along Draycott Road taking a left hand turning onto Repton Road, first right onto Twyford Road and then immediately right onto Ingleby Road.  
8894AMMH

## 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 4mbps Superfast 47mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

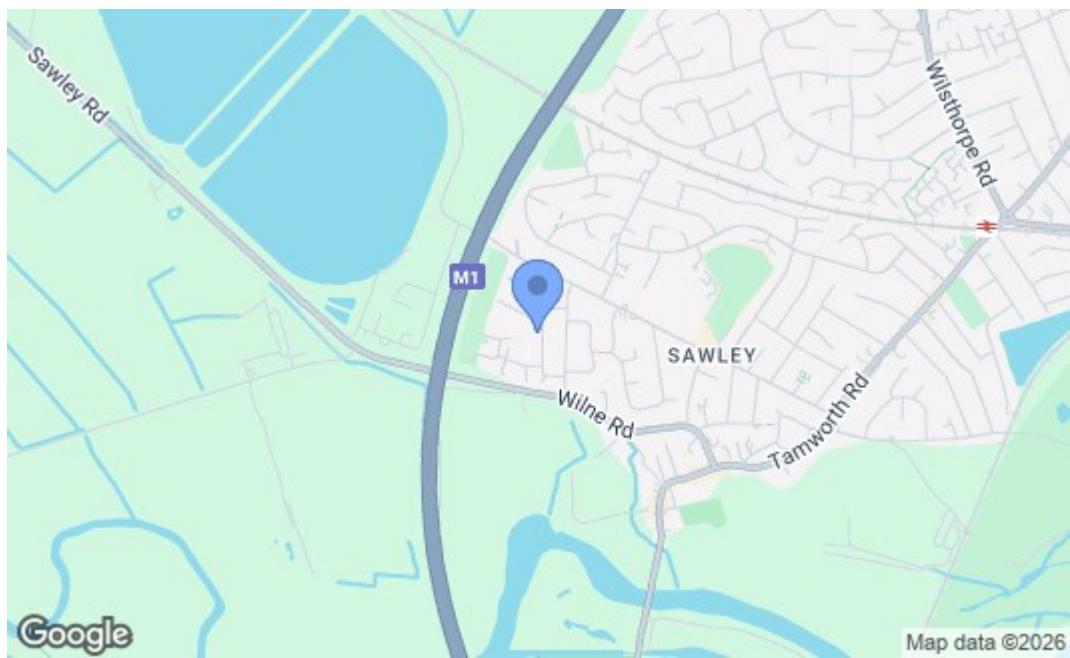
Any Legal Restrictions – No

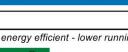
Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the Sooqlan-contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is not for sale or hire purposes and should not be used as such. By any prospective purchaser, the services, items and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

80

<i>Not energy efficient - higher running costs</i>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	

Income Group	Percentage of Population
(92 plus) A	100%
(81-91) B	80%
(69-80) C	60%
(55-68) D	50%
(39-54) E	30%
(21-38) F	20%
(1-20) G	10%

England & Wales

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.