Robert Ellis

look no further...

Ingleby Road,
Sawley, Nottingham
NG10 3DG

Price Guide £220-230,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOME SITUATED ON INGLEBY ROAD IN THE POPULAR AREA OF SAWLEY.

Robert Ellis are pleased to bring to the market this extended semi detached property which offers well proportioned accommodation throughout and would suit a range of buyers. The property benefits from a useful porch entrance, creating a welcoming approach into the home.

The accommodation includes a spacious lounge, fitted kitchen and dining area, with the property having been extended to the rear to provide additional living space. To the first floor are three well proportioned bedrooms and a four piece family bathroom. Externally, the property enjoys a well presented rear garden, offering a pleasant outdoor space ideal for relaxing or entertaining.

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.

Lobby
Double glazed doors to the front and rear, tiled flooring and door to:

Hallway
Stairs to the first floor, open to kitchen, door to the lounge.

Kitchen
7'1 x 12'2 approx (2.16m x 3.71m approx)
Double glazed window to the front, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, space for a fridge freezer, space for a cooker with extractor over, tiled flooring, extractor fan and chrome heated towel rail.

Lounge/Dining Room
16' x 18'4 approx (4.88m x 5.59m approx)
Double glazed patio doors to the rear, two double glazed windows to the rear, coving, laminate flooring. To the lounge area there is a door to the storage cupboard which has a door to the garage.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
11'5 x 12'2 approx (3.48m x 3.71m approx)
Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2
11'5 x 12' approx (3.48m x 3.66m approx)
Double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3
8'8 x 6'5 approx (2.64m x 1.96m approx)
Double glazed window to the rear, radiator.

Bathroom
Obscure double glazed window to the front, laminate flooring, panelled bath, pedestal wash hand basin, low flush w.c., single shower cubicle.

Outside
To the front there is off road parking which leads to the garage.

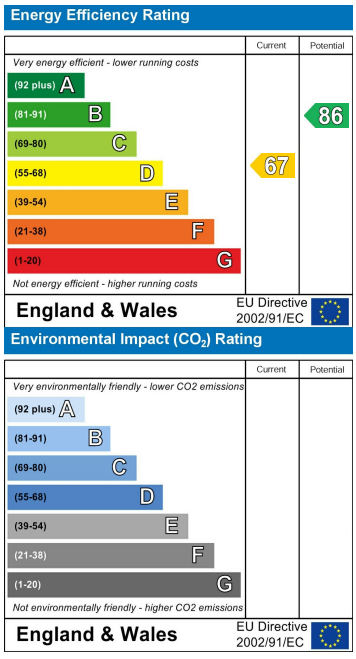
The rear garden is laid mainly to lawn, patio, shrubs to the borders, panelled fencing to the boundaries.

Garage
Up and over door to the front, personnel door.

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.
9329CO

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 79mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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



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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