Robert Ellis

look no further...

Lock Lane,
Sawley, Nottingham
NG10 3DD

£365,000 Freehold

0115 946 1818

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WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW.

This extremely well presented and maintained property has the benefit of a generous rear extension which provides for a superb additional sitting room with partial vaulted ceiling, motorised Velux roof windows and bi-fold doors opening to the garden. Featuring underfloor heating, this room is accessed from the second bedroom, giving a great opportunity to be adapted into a private suite.

Once you open the front door you are greeted with a welcoming and generous central hallway, there is an L shaped lounge/dining room and a fully fitted kitchen supplied and fitted by the local company Ramsey's finished to a high quality which includes granite work surfaces and built-in appliances.

Further features of this property include solid oak doors and skirtings, double glazed windows throughout, ducted warm air gas fired central heating system and solar panels improving the property's energy efficiency.

Situated in this highly regarded residential suburb located on a level garden plot, opposite local allotments and ideal for those who enjoy the outdoors, Trent Lock and open countryside is a mere stroll away. Far from being isolated there is a regular bus service within walking distance and local shops and facilities can be found in Sawley as well as Long Eaton.

The property is set back from the road with attractive forecourt providing off street parking for three vehicles and a driveway gives access to the detached garage. The walled in rear gardens are a manageable size with patio and lawn.

This property will suit those looking for single storey living and wanting to downsize without actually downsizing! This superbly appointed property is truly deserving of an internal viewing.

Hallway
Double glazed side entrance door, wood flooring, hatch and ladder to the boarded loft.

L Shaped Lounge/Diner
18'7" to 10'0" x 11'9" to 22'4" (5.67m to 3.06m x 3.59m to 6.83m)
A spacious and versatile room with a feature flame effect gas fire and surround, double glazed windows to the front and side.

Breakfast Kitchen
12'8" x 10'6" approx (3.87m x 3.22m approx)
Incorporating a high quality fitted range of wall, base and drawer units with granite work surfaces and matching breakfast bar. Inset stainless steel sink unit, built-in electric oven, induction hob and extractor hood over. Integrated dishwasher, plumbing and space for a washing machine. Gas boiler for ducted warm air central heating system and hot water. Double glazed window and door to the side.

Bedroom 1
14'6" x 10'9" approx (4.42m x 3.3m approx)
Fitted wardrobes, double glazed window to the rear.

Bedroom 2
11'8" x 11'10" approx (3.57m x 3.61m approx)
Fitted wardrobes and double glazed patio doors leading to:

Sitting Room
15'2" x 12'2" approx (4.63m x 3.72m approx)
A spacious and versatile room with under floor heating and partially vaulted ceiling with motorised Velux roof windows with blinds. Double glazed bi-fold doors opening to the rear garden.

Shower Room
7'10" x 6'6" approx (2.41m x 2m approx)
Incorporating a modern three piece suite comprising wash hand basin with vanity unit , low flush w.c. and walk-in shower enclosure with thermostatic controlled shower. Wall mounted mirror with light, heated towel rail, Porcelanosa fully tiled walls and double glazed window.

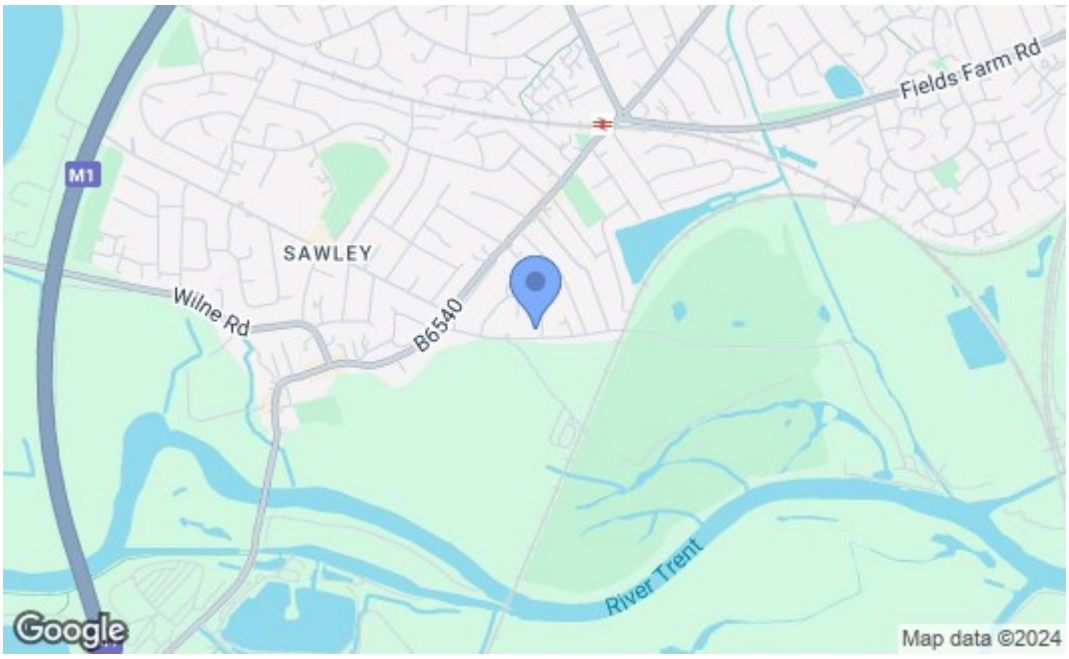
Outside
To the front the property is set back from the road with attractive porcelain slabbed forecourt providing parking for at least three vehicles. There is also a small shrub bed. The driveway at the side gives pedestrian access to the front door and also access to the detached brick built garage. The rear garden is walled and enclosed with paved patio area, lawn and bedding.

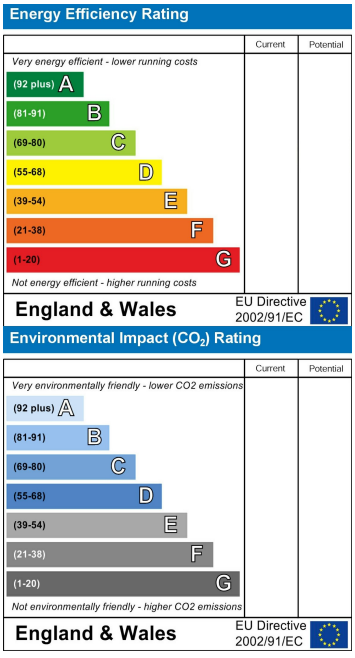
Garage
18'9" x 8'0" approx (5.73m x 2.44m approx)
With up and over door, light and power.

Directions
Proceed out of Long Eaton along Tamworth Road and continue over the traffic island and under the railway bridge into Sawley. Continue for some distance taking the left hand turning at The War Memorial and the property can be found on the left as identified by our for sale board.
8243AMPS

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 60mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water 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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