

# Robert Ellis

look no further...



Plant Lane,  
Sawley, Nottingham  
NG10 3BJ

**£379,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A DOUBLE FRONTED VICTORIAN DETACHED HOUSE WHICH HAS BEEN EXTENDED TO THE REAR AND HAS AN EXCLUSIVELY FITTED BREAKFAST KITCHEN INSTALLED BY STEVEN CHRISTOPHER.

Being located on Plant Lane and therefore close to many local amenities and facilities, this double fronted detached residence provides a most interesting home which we are sure will appeal to people looking for a character property in this most sought after residential area. Since being originally built the property has been extended to the rear and now has an exclusively fitted kitchen which was installed by Steven Christopher with high quality units and integrated appliances including a Raeburn stove which also provides water for the heating system and general use. For the size of the extended accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves and also includes a South facing private garden to the rear and at the bottom of the garden there is a most useful garage building which provides an excellent storage facility and over recent years has been used as a gym.

The property stands back from the road with a low level wall and railings to the front boundary and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of gas central heating and double glazing and includes a reception hall, lounge with a feature open fireplace, a separate dining/sitting room which is on the right hand side of the hallway and at the rear is the exclusively fitted breakfast kitchen which has white handle-less units and quartz work surfaces and includes a central island which provides an eating area. From the kitchen there is a door leading into a further room at the rear which is part of the extension and this provides a separate dining or sitting room and from this room there are bi-folding doors leading out to the private rear garden and a door leading to a utility room and ground floor w.c. To the first floor the landing leads to the three double bedrooms, the main bedroom having a shower en-suite and the main bathroom is partly tiled with a white suite having a mains flow shower system over the bath. Outside there is an easily managed garden area at the front of the house and a path leads down the right hand side to the rear garden where there is a patio extending from the side to the rear of the property and this leads onto a lawn with borders and fencing to the sides and at the bottom of the garden is the detached garage building which provides an excellent storage facility or could be converted into a home office, garden room or used as a garage.

Sawley has a number of local amenities and facilities including a Co-op store on Draycott Road with further shops being found on Tamworth Road and there are supermarkets in Long Eaton which include an Asda, Tesco and Aldi stores as well as many other retail outlets which is only a short drive away, there are schools for younger children in Sawley with schools in Long Eaton for older children, healthcare and sports facilities which include the Trent Lock golf club, walks in the surrounding picturesque countryside and along the banks of the River Trent, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include J24 of the M1, the A50 and A42, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood panelled front door with an arched inset glazed panel and arched glazed panel above leading to:

#### Reception Hall

Stairs with hand rail leading to the first floor, original Minton tiled flooring, window to the side and a pine door leading into:

#### Sitting/Dining Room

13' x 9' approx (3.96m x 2.74m approx)

This versatile room has several different uses, as people will see when they view the property and has a double glazed window to the front, double opening French doors leading out to the rear, pine flooring, radiator and cornice to the wall and ceiling. There is a walk through from the sitting/dining room to the lounge which has an understairs storage cupboard and leads to:

#### Lounge/Sitting Room

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window to the front, feature open fireplace with an Adam style surround and a tiled and cast iron inset and tiled hearth, radiator and a pine door leading into:

#### Dining/Living Kitchen

15' x 13' approx (4.57m x 3.96m approx)

The exclusively fitted Schüller German white kitchen was installed by Steven Christopher and has handle-less soft closing units and quartz work surfaces and includes two sinks with a mixer tap and AEG induction hob set in a quartz work surface which extends to two walls and has cupboards and wide drawers with one of the drawers having a hidden cutlery drawer and an integrated dishwasher below, integrated upright fridge and freezer and a microwave/combo oven with a display surface over, L shaped quartz work surface with cupboards having fitted carousels and two floating drawers below and to the side of this work surface area there is a wood effect eating area which provides seating for up to four people, matching eye level wall cupboards and shelving with push opening and folding doors with LED lighting below, gas Raeburn cooking range set in a chimney breast with lighting over which has two ovens, two warming plates and also includes the gas boiler which provides hot water for the heating system and general use as well as heating the cooking Range and there is a further quartz work surface to the side of the range with two drawers beneath, double cloaks/storage cupboard with matching doors to the kitchen units, recessed lighting to the ceiling with further lighting over the central island/seating area, Karndean style flooring which extends into the dining/sitting room and a double glazed window with a beam over to the side.

#### Dining/Sitting Room

13' x 9' approx (3.96m x 2.74m approx)

This additional reception room has various uses and can be a dining or sitting room or study area and has a three panel bi-folding door system leading out to the private rear garden which can have one door or the whole unit opened, Karndean style flooring, two Velux windows to the vaulted ceiling with recessed lighting to the ceiling, radiator and an oak panelled door to:

#### Utility Area

This fitted with a circular sink having a mixer tap set in a wooden work surface with plumbing and space for an automatic washing machine and cupboard below, eye level shelf, Velux window and recessed lighting to the sloping ceiling, Karndean style flooring, X-pelair fan, radiator and an oak panelled door leading to:

#### Ground Floor w.c.

Having a low flush w.c. with a concealed cistern, wash hand basin with a tiled splashback, mixer tap and cupboard under, double glazed eye level window and Karndean style flooring.

#### First Floor Landing

The landing has pine doors leading to the bedrooms and bathroom and there is a hatch with a ladder leading to the loft.

#### Bedroom 1

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window to the front and a radiator.

#### En-suite Shower

A shower has been installed into the area off the bedroom which has tiling to two walls, curved glazed doors and protective screens and there is a wall mounted hand basin with a tiled splashback and a mirror fronted cabinet above and an arched double glazed window to the front.

#### Bedroom 2

13' x 9' approx (3.96m x 2.74m approx)

Having a double glazed windows to the front and rear, radiator and a feature original cast iron fireplace.

#### Bedroom 3

13' x 9' approx (3.96m x 2.74m approx)

Double glazed window to the rear, lagged tank enclosed in an airing/storage cupboard and a radiator.

#### Bathroom

The bathroom has been re-fitted over recent years and has a white suite including an L shaped bath with a mains flow shower having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, hand basin with a mixer tap and two drawers under and a low flush w.c., tiled walls to the sink and w.c. areas, chrome ladder towel radiator, Karndean style flooring, X-pelair fan, mirror fronted wall mounted cabinet and a double glazed window.

#### Outside

There are double opening wrought iron gates leading to the path which takes you to the front door and either side of the path there are paved areas with mature planting and a wall and railings running across the front boundary. To the right hand side of the property there is a gate which leads to a path which provides access to the rear garden.

To the immediate rear of the property there is a slabbed patio area which extends down the side of the house where there is a storage/drying area, there are steps leading onto a lawned garden which has mature planting and fencing to the side boundaries, an outside tap and external lighting is provided and at the bottom of the garden there is a garage building which has several different uses.

#### Garage

19' x 11' approx (5.79m x 3.35m approx)

The garage can be accessed from a driveway at the rear of the property and this provides access to the garage. The garage is constructed of brick under a tiled roof and has a roller shutter door at the front and double doors with glazed inset panels and a window to the rear. There is storage space provided in the loft area of the garage, a fitted work bench and power and lighting is provided.

#### Directions

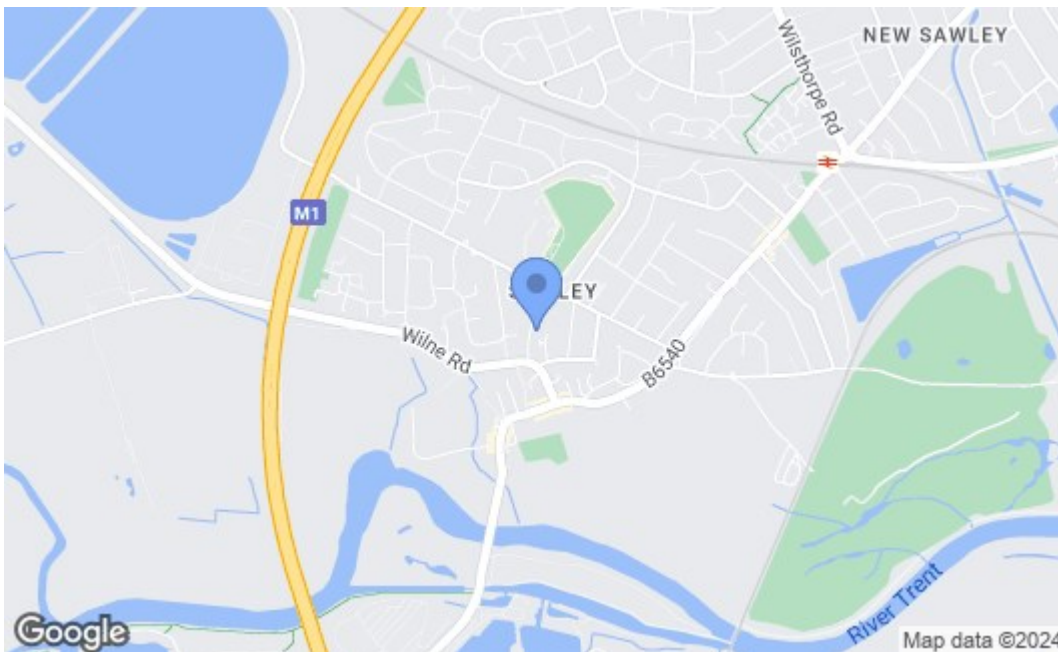
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right into Draycott Road and Plant Lane can be found some way down on the right with the property on the left.

7655AMMP

#### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		51	
(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.