



Plant Lane,  
Sawley, Nottingham  
NG10 3BJ

**O/I/R £415,000 Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND A LARGE REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and well presented detached family home. The property benefits from gas central heating and double glazing throughout and would suit a range of buyers including the growing family. An internal viewing is highly recommended to appreciate the property, location and size of the accommodation on offer.

In brief the property comprises of an entrance hallway, large lounge, kitchen with integrated appliances, dining room, w.c., utility/cloakroom and a conservatory. To the first floor there are four generous bedrooms, all benefiting from fitted wardrobes and the family bathroom. Outside there is ample off street parking to the front, set away from the road by a brick wall and to the rear a large garden with patio, lawn and mature flower beds and shrubs. There is access into the garage where there is power and lighting.

Located in the popular residential town of Sawley, close to a wide range of local schools, shops and parks, Long Eaton town centre is a short drive away where supermarkets, retail outlets and healthcare facilities can be found, there are fantastic transport links nearby including bus stops an easy access to major road links such as the M1, A52 and A50 with both Long Eaton train station and East Midlands Airport just a short drive away.



### Hallway

Composite front door, carpeted flooring, radiator, stairs to the first floor and ceiling light.

### Lounge

23'6 × 9'8 approx (7.16m × 2.95m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, gas fire and ceiling light.

### Kitchen

10'5 × 8'4 approx (3.18m × 2.54m approx)

UPVC double glazed window to the rear, door to the rear garden, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine and dishwasher, integrated electric oven and grill, gas hob and extractor fan over, integrated fridge and spotlights.

### Dining Room

12'7 × 8'9 approx (3.84m × 2.67m approx)

UPVC double glazed window to the side, laminate flooring, radiator and ceiling light.

### Cloaks

3'9 × 3'5 approx (1.14m × 1.04m approx)

Obscure UPVC double glazed window to the side, laminate flooring, top mounted sink and ceiling light.

### Ground Floor w.c.

3'6 × 3'5 (1.07m × 1.04m)

Obscure UPVC double glazed window to the side, tiled flooring, radiator and ceiling light.

### Conservatory

8'1 × 6'5 approx (2.46m × 1.96m approx)

UPVC double glazed window to the rear and a door to the rear, tiled flooring and a radiator.

### First Floor Landing

Carpeted flooring, ceiling light and airing/storage cupboard.

### Bedroom 1

9'8 × 12' approx (2.95m × 3.66m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

### Bedroom 2

9'8 × 8'5 approx (2.95m × 2.57m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, fitted wardrobes and ceiling light.

### Bedroom 3

8'5 × 8'5 approx (2.57m × 2.57m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes and ceiling light.

### Bedroom 4

8'3 × 5'8 approx (2.51m × 1.73m approx)

UPVC double glazed window to the front, laminate flooring, radiator, fitted wardrobes and ceiling light.

### Bathroom

4'6 × 7'8 approx (1.37m × 2.34m approx)

Obscure UPVC double glazed window to the side, tiled flooring, heated towel rail, low flush w.c., pedestal wash hand basin, P shaped bath with shower over, boarded ceiling and ceiling light.

### Outside

There is ample off street parking to the front and to the rear there is a long, large garden with lawn, patio, path, mature flower beds and shrubs.

### Directions

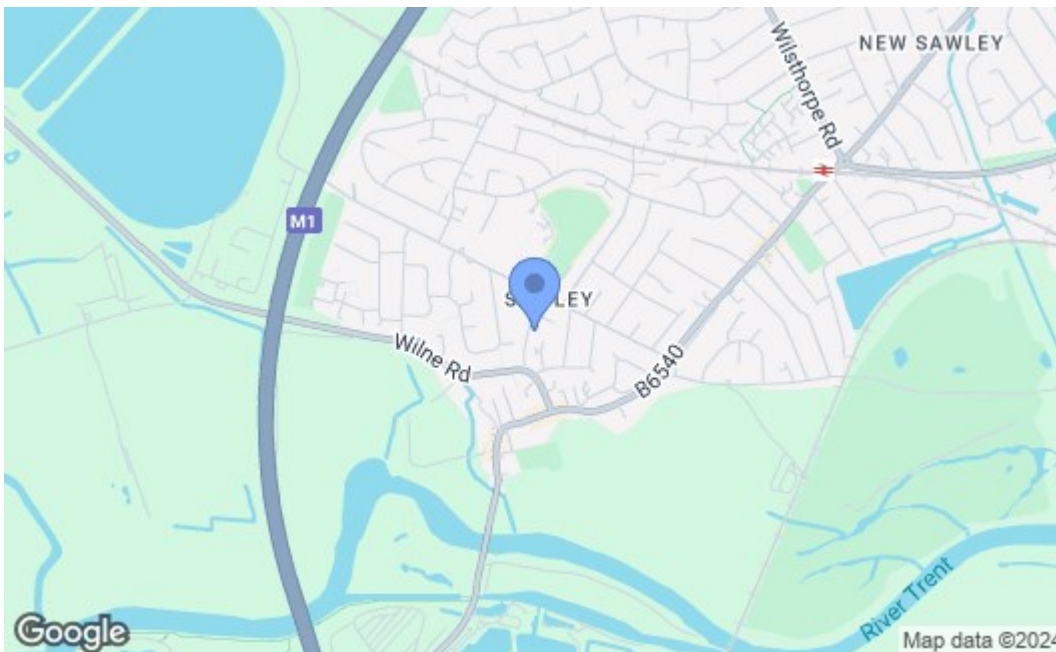
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Continue for some distance and turn right into Draycott Road and Plant Lane can be found some way down on the right with the property on the left.

7734AMRS

### Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.