



Kingsley Crescent,  
Sawley, Nottingham  
NG10 3DA

**£335,000 Freehold**



THIS IS A LOVELY THREE BEDROOM DETACHED FAMILY HOME WHICH IS READY FOR IMMEDIATE OCCUPATION AND PROVIDES THE POTENTIAL TO BE EXTENDED IN THE FUTURE TO THE SIDE AND REAR IF THIS WAS SOMETHING A NEW OWNER MIGHT WANT TO DO AT A LATER DATE.

Being located in this most popular residential area which is close to open countryside and Trent Lock, this three bedroom detached property provides a lovely home which will suit a whole range of buyers. The property has been improved over the recent years and is ready to move into without having to carry out any work whatsoever and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so that they can see all that is included in the property for themselves. The house is well located for easy access to all the amenities and facilities provided by the area and excellent transport links, all of which help to make this a popular and convenient place to live.

The property is gable fronted and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered entered through the front door and the accommodation includes a reception hall, lounge, separate dining room with patio doors leading into a conservatory and a recently re-fitted kitchen, there is a rear porch which has a door to the garage and there is access to an outside WC. To the first floor, the landing leads to the three bedrooms and the bathroom, which has a white suite complete with a shower over the bath. Outside, there is the adjoining brick garage, parking and garden area at the front, a path leads down the left hand side of the house to the rear where there is a covered area to the immediate rear of the property which is useful for drying and for young children to play in wet weather. There is a path leading to the conservatory and steps to a path which takes you to the bottom of the garden and has lawns to either side and the garden is kept private by having fencing and hedging to the boundaries.

The property is within easy reach of the shops provided on Tamworth Road in Sawley, as well as a Co-op convenience store on Draycott Road with further shopping facilities being found in Long Eaton, where there are Asda, Tesco, Aldi, Lidl and other retail outlets, there are schools for younger children in Sawley with the Long Eaton and Wilsthorpe Schools being within easy reach healthcare and sports facilities, including the Trent Lock Golf Centre, walks in the surrounding picturesque countryside and along the banks of the River Trent and the excellent transport links include Junctions 24 and 25 of the M1, 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Reception Hall

UPVC front door having two inset opaque glazed leaded panels leading to the reception hall, stairs with balustrade leading to the first floor and a radiator

### Lounge/ Sitting Room

14'6" x 11'9" approx (4.42m x 3.58m approx)

Double glazed window with vertical blinds to the front, double opaque glazed side window, Adams style fireplace with inset and hearth and a radiator

### Dining Room

9'9" x 9'6" approx (2.97m x 2.90m approx)

Double glazed patio doors leading to the conservatory, radiator

### Conservatory

10'3" x 9'8" approx (3.12m x 2.95m approx)

Double glazed door leading to the garden, double glazed windows to the rear and side, tiled flooring and a polycarbonate sloping roof

### Kitchen

11'8" x 8' approx (3.56m x 2.44m approx)

Fitted white shaker style units having brushed stainless steel fittings and includes a 1.5 bowl sink with a mixer tap, a Neff induction hob set in a worksurface which extends to three sides and has space for bins, telescopic towel rail, oven, cupboards, drawers, integrated dishwasher and an integrated automatic washing machine below, up right integrated fridge/freezer, matching eye level wall cupboards and hood over the cooking area, tiling to the walls by the worksurface areas, opaque glazed door leading out to the side of the property, a Worcester Bosch boiler is housed in one of the wall cupboards, radiator, an under stairs pantry/cloaks cupboards and Karndean style flooring

### Rear Porch

Having quarry tiled flooring and door leading the garage

### Outside WC

Having a white low flush WC and opaque glazed window

### Covered Area

At the rear of the house there is a covered area which is most useful for drying clothes or as a play area

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed opaque window to the side, double built-in cupboard with power points, a double cupboard above and a hatch to the loft

### Bedroom 1

11'9" x 11'6" approx (3.58m x 3.51m approx)

Double glazed window to the front, three double wardrobes with mirror fronted doors providing hanging space and shelving, radiator and a TV point

### Bedroom 2

12' x 10' approx (3.66m x 3.05m approx)

Double glazed window to the rear and a radiator

### Bedroom 3

8'10" x 9'10" approx (2.7 x 3 approx)

Double glazed window to the rear, radiator, and a range of built-in wardrobes providing hanging space and shelving

### Bathroom

White panelled bath with a mixer tap and shower providing a rainwater showerhead and a handheld shower head, tiling to two walls and protective glazed screen, pedestal hand basin with mixer tap and a mirror to the wall above, low flush WC, tiling to the walls by the sink and WC areas, radiator with rail over and double glazed opaque window with a fitted blind

### Garage

18' x 8'6" approx (5.49m x 2.59m approx)

There is a brick built garage to the left hand side of the property with a up and over door at the front, a door to the rear leading to the porch and power and lighting is provided

### Outside

To the front of the property there is a tarmac driveway providing off the road car standing for at least 2 vehicles and a lawned area with hedging and double gate to the front, hedging to the right hand side and a border with a wall to the left and a path leads down the left hand side of the house to the rear garden and an outside lighting is provided by the front door.

To the rear of the property there is a path that leads from the covered area to the conservatory, steps leading down to a path which takes you to the bottom of the garden and the path has lawns to either side with established borders, there are two mature apple trees, two sheds at the bottom of the garden, a hedge to the left, fencing and screening to the right and a fence to the rear and an outside light and an external water supply is provided at the rear of the house.

### Directions

From Long Eaton take the Tamworth Road, go over the mini roundabout and under the railway bridge in Sawley, continue along Tamworth Road and after approximately half a mile turn left in Lock Lane and Kingsley Crescent is the second turning on the left, with the property being on your left hand side, 8074MP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Council Tax Band: C

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

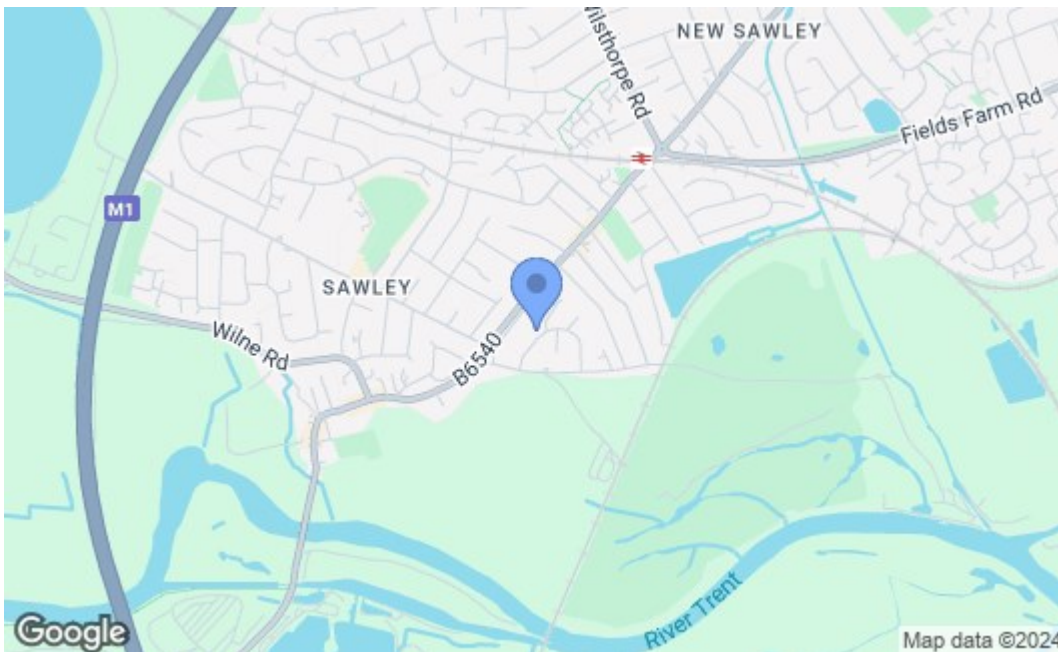
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		65	
(55-68) D			
(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.