



Ingleby Road,  
Sawley, Nottingham  
NG10 3DG

**£230,000 Freehold**



A BEAUTIFULLY PRESENTED AND NEWLY RENOVATED, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this superb example of a three bedroom semi-detached house in this desirable and sought after village location. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst being completely renovated by the current owner with new kitchen, bathroom, flooring and décor. An internal viewing is highly recommended to appreciate the property, location and specification on offer.

In brief, the property comprises an entrance hallway with composite front door, newly fitted modern kitchen with integrated appliances and a lounge with newly fitted aluminium bi-folding doors overlooking and opening out to the landscaped rear garden. To the first floor, the landing leads to two generous double bedrooms, a third bedroom and newly fitted three piece family bathroom suite. The property benefits new flooring throughout and would be perfect for first time buyers, families and people who are looking to downsize alike. To the exterior, there is ample off street parking to the front via a driveway and access through the manual up and over door into the brick built garage. To the rear, there is an enclosed garden with a gravelled patio area, turf and wooden storage shed.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. The Trent Lock and Trent Lock Golf Club are within walking distance as well as Long Eaton town centre being just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away.



### Entrance Hall

Composite front door, laminate flooring, ceiling light.

### Kitchen

10'9 x 6'6 approx (3.28m x 1.98m approx)

Double glazed window overlooking the front, laminate flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric oven, induction hob overhead extractor fan, integrated fridge/freezer, wall mounted boiler, radiator, ceiling light.

### Lounge

14'9 x 11'2 x 14'6 approx (4.50m x 3.40m x 4.42m approx)

Aluminium bi-folding doors overlooking and leading to the rear garden, laminate flooring, radiator, ceiling light.

### First Floor Landing

Carpeted flooring, loft access, ceiling light and doors to:

### Bedroom 1

12'9 x 8'3 approx (3.89m x 2.51m approx)

Double glazed window overlooking the rear, carpeted flooring, panelling, radiator, ceiling light.

### Bedroom 2

8'4 x 12'6 approx (2.54m x 3.81m approx)

Double glazed window overlooking the front, carpeted flooring, radiator, panelled walls, ceiling light.

### Bedroom 3

5'7 x 8'3 approx (1.70m x 2.51m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Family Bathroom

5'6 x 7'9 approx (1.68m x 2.36m approx)

Double glazed frosted window overlooking the front, tiled flooring, bath with rainwater shower head over, low flush w.c., pedestal sink, heated towel rail, spotlights.

### Outside

To the front of the property there is ample off street parking for two vehicles on the driveway with access into the brick built garage through the up and over manual door. To the rear there is an enclosed garden with gravelled patio area, lawn and a wooden storage shed.

### 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.

8260RS

### 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 AND VIRGIN

Broadband Speed - Standard 4mbps Superfast 70mbps

Ultrafast 1000mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

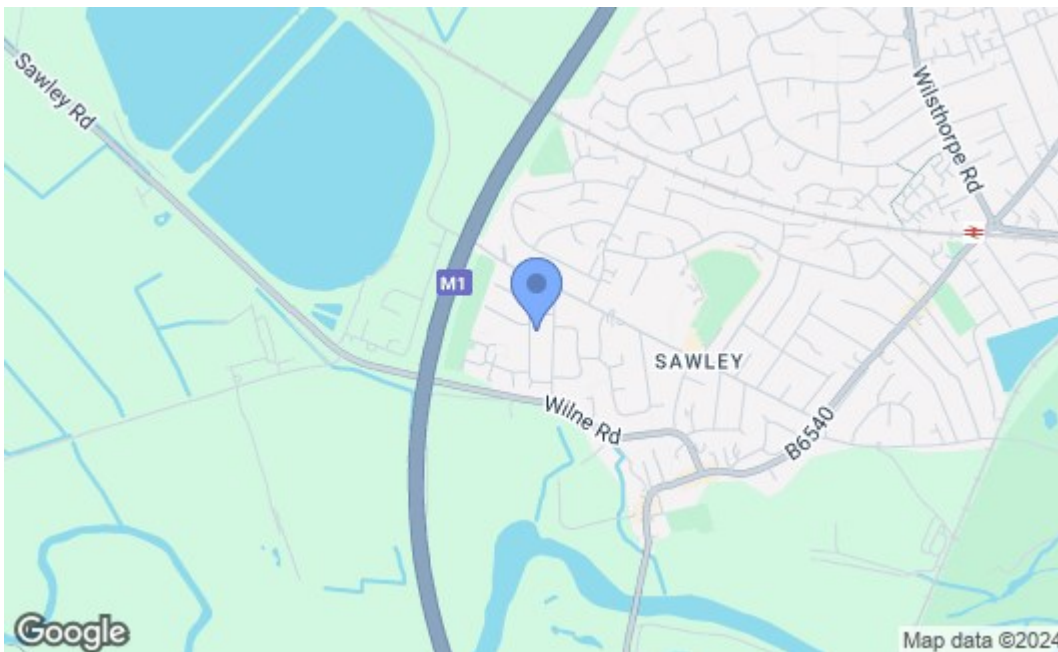
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.