



Towle Street,  
Sawley, Nottingham  
NG10 3BH

**£240,000 Freehold**



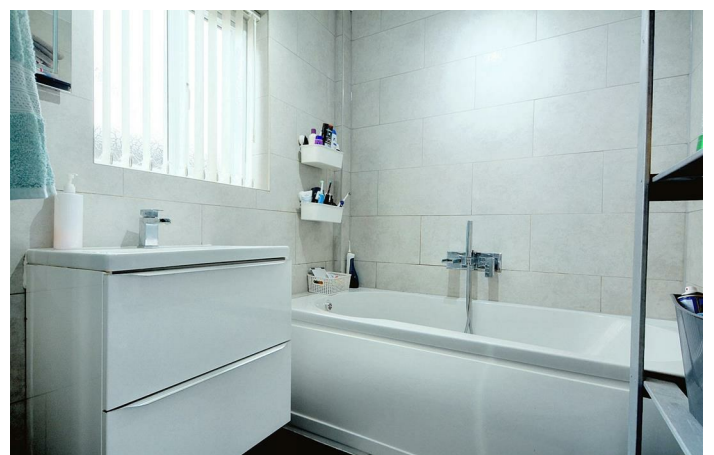
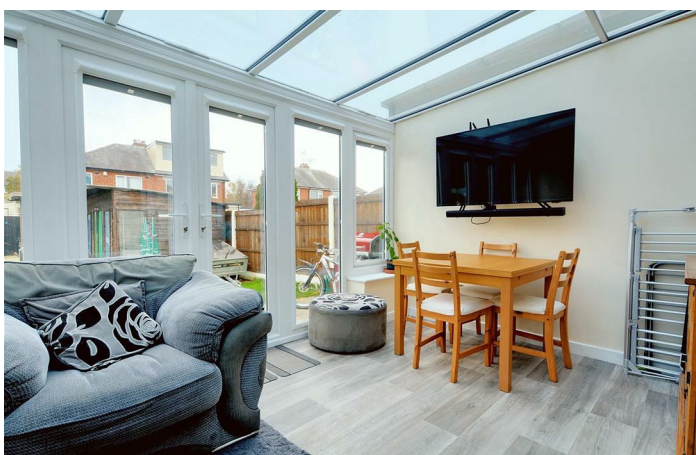


A THREE BEDROOM SEMI-DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION AND BEING FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this deceptively spacious semi-detached home, situated in this popular part of Sawley. There are three bedrooms on offer within this property and further benefits include off road parking to the front, a conservatory, boxed bay lounge and extensive rear garden as well as an en-suite shower room, this property could just be what you've been looking for. The location of this property is certainly ideal for many, situated close to local shops and amenities in addition to being in a position that is perfect for access to the Long Eaton train station, as well as the A50 and East Midlands Airport.

The property is double glazed throughout and benefits from gas central heating. In brief the accommodation comprises of an entrance hall, boxed bay lounge, kitchen, bathroom, separate w.c. and conservatory to the ground floor. To the first floor, there are three bedrooms with the main bedroom boasting an en-suite shower room.

Sawley is a very popular area in which to live with the cottages being close to open countryside and there are a number of local amenities and facilities including various shops with there being a Co-op convenience store on Draycott Road and other shopping facilities found on Tamworth Road, there are schools for younger children, healthcare and sports facilities which include the Trent Lock Golf Club, schools for older children are found in Long Eaton where there are also Tesco, Asda and Aldi superstores and many other retail outlets, there are 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, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, tiled flooring and door to:

### Lounge

17'5 x 13'11 approx (5.31m x 4.24m approx)

Double glazed box bay window to the front, laminate flooring, door to kitchen, plasma effect electric fire and a radiator.

### Kitchen

11' x 9'6 approx (3.35m x 2.90m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, tiled flooring, plumbing for a washing machine, space for a fridge freezer and tumble dryer, radiator.

### Bathroom

Double glazed window to the side, vanity wash hand basin, chrome heated towel rail, panelled bath, extractor fan, fully tiled walls and tiled flooring.

### Separate w.c.

Double glazed window to the side, low flush w.c., vanity wash hand basin, tiled flooring, double glazed window to the rear and a radiator.

### Conservatory

14'7 x 9'9 approx (4.45m x 2.97m approx)

French doors to the rear garden with windows surrounding, wall mounted vertical radiator.

### First Floor Landing

Loft access hatch and double glazed window to the side.

### Bedroom 1

14'1 x 11'9 approx (4.29m x 3.58m approx)

Double glazed window to the front, radiator.

### En-Suite

Double glazed window to the front, low flush w.c., single shower cubicle, pedestal wash hand basin.

### Bedroom 2

12'9 x 9'6 approx (3.89m x 2.90m approx)

Double glazed window to the rear, radiator and built-in cupboard.

### Bedroom 3

7'6 x 9'2 approx (2.29m x 2.79m approx)

Double glazed window to the rear and a radiator.

### Outside

To the front of the property there is off road parking and a side gate leading to the rear.

The rear garden is laid to lawn with a patio, shed and garden room, fencing to the boundaries.

### Garden Room

9'7 x 7'11 approx (2.92m x 2.41m approx)

Currently used as an office with double doors to the front, windows to the front and side, power.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance turn right into Draycott Road and Towle Street can be found some way down on the left hand side.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 63mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

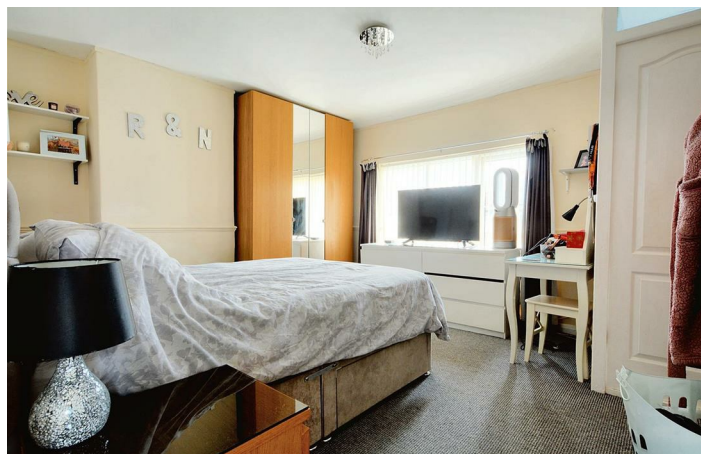
Flood Risk – No, surface water low

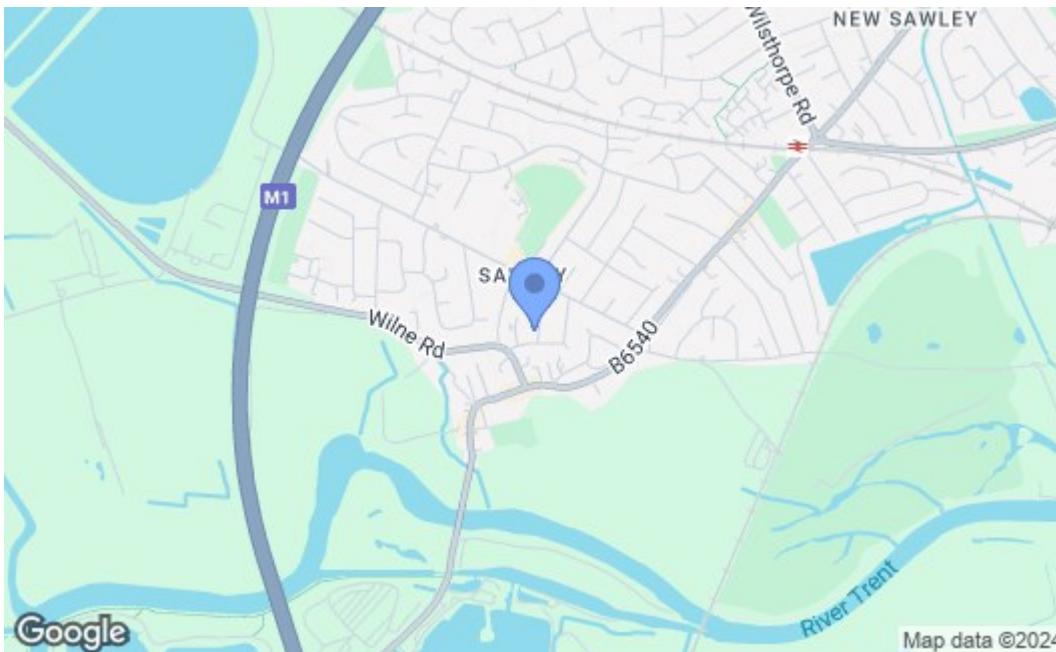
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.