



Ladylea Road,  
Sawley, Nottingham  
NG10 3BP

**£230,000 Freehold**



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW IN NEED OF SOME COSMETIC UPDATING WORKS WHICH IS POSITIONED ON A SOUGHT AFTER ROAD IN SAWLEY.

Being located on Ladylea Road, this two bedroom detached bungalow is being sold with the benefit of NO UPWARD CHAIN and with some updating works would provide a lovely home for a new owner. The property is positioned on a good size plot with a good size garden to the rear which has been landscaped and designed to help keep maintenance to a minimum. There is also a car port at the side of the bungalow and a detached garage positioned to the rear (with the roof needing attention). For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely property for themselves.

The property stands back from the road with a block paved driveway leading to the car port and garage and the bungalow is constructed of brick to the external elevations under a pitched tiled roof. Deriving all the benefits from having gas central heating and double glazing, the extended accommodation includes a dining hallway, a lounge, well fitted kitchen which has ranges of wall and base units and several integrated appliances, inner hallway, two double bedrooms and the fully tiled shower room. Outside there is an easily managed garden to the front and a block paved driveway leading to the car port and garage and at the rear there is a Southerly facing private garden which has fencing to the boundaries.

The property is within easy reach of a Co-op convenience store on Draycott Road, there are further shops found in Sawley and the main supermarkets in Long Eaton are only a short drive away and these include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including Trent Lock Golf Club, walks in the surrounding picturesque countryside, several local pubs and restaurants in Sawley and at Trent Lock and the 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with inset leaded double glazed panels and an opaque double glazed window to the side leading in to the dining hallway.

### Dining Area

8'3 x 7'8 approx (2.51m x 2.34m approx)

The dining area is an extension at the front of the bungalow which has increased the size of the original hallway and there is a double glazed window to the front, opaque double glazed window to the side, radiator with glazed shelf above, tiled flooring that extends through into the kitchen, power point and aerial point for a wall mounted TV, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Kitchen

11' x 8'6 approx (3.35m x 2.59m approx)

The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a stainless steel sink set in a work surface with space for an automatic washing machine, cupboard, integrated dishwasher and drawers below, four ring hob set in an L shaped, an integrated fridge, oven and drawer below, shelved pantry style cupboard, matching eye level wall cupboards to two walls with hood over the cooking area, double glazed window with vertical blind to the side, half opaque double glazed door leading out to the drive and car port at the side of the bungalow, recessed lighting to the ceiling, cornice to the wall and ceiling, tiled walls, radiator with rail over and tiled flooring that extends through into the dining area.

### Lounge

17' x 10'6 approx (5.18m x 3.20m approx)

This large main reception room has a double glazed leaded window with fitted vertical blinds to the front, radiator, coal effect gas fire set in a chimney breast (not tested), cornice to the wall and ceiling, TV point and two glass shelves to one wall.

### Inner Hall

Hatch to loft and doors to:

### Bedroom 1

12'3 x 10'9 approx (3.73m x 3.28m approx)

The main bedroom has a double glazed window with fitted vertical blinds to the rear, radiator, range of wardrobes and drawers extending to two walls with further shelving at one end and a range of drawers extending along a wall, radiator and cornice to the wall and ceiling.

### Bedroom 2

8'6 x 7'10 approx (2.59m x 2.39m approx)

Double glazed window with blind to the rear and a radiator.

### Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system and a protective glazed screen, hand basin with double cupboard under, low flush w.c. with a concealed cistern, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window with a fitted blind.

### Outside

At the front of the property there is a block paved driveway which leads to double wrought iron gates with the drive extending to a car port at the side of the house and the garage which is positioned to the rear.

The front garden has been designed to help keep maintenance to a minimum with slate chippings and a raised brick bed in front of the house with a block paved path leading from the drive to the front door and across the front of the bungalow with there being decorative, low level wrought iron railings around the sides of the garden.

The rear garden is Southerly facing and has a patio, with a path leading down the side of the garage to the bottom of the garden, there is a slate chipped bed, which again helps to keep maintenance to a minimum and at the bottom of the garden there is a further slabbed and concrete seating area, there are various beds which do need some attention and the garden is kept private by having fencing to the boundaries.

### Garage

19' x 9' approx (5.79m x 2.74m approx)

The concrete sectional garage has an up and over door at the front and a door and window to the side and as people will see when they view the property, the roof to the garage needs attention.

### Shed

8' x 6' approx (2.44m x 1.83m approx)

There is a concrete sectional shed with a door at the front with the roof needing attention.

### Greenhouse

8' x 6' approx (2.44m x 1.83m approx)

### Car Port

17' x 8'7 approx (5.18m x 2.62m approx)

The car port has a polycarbonate roof and steel support pillars and there is an outside light and water supply in the car port.

### 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, following the road down and Ladylea Road can be found as a turning on the left hand side.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 22mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

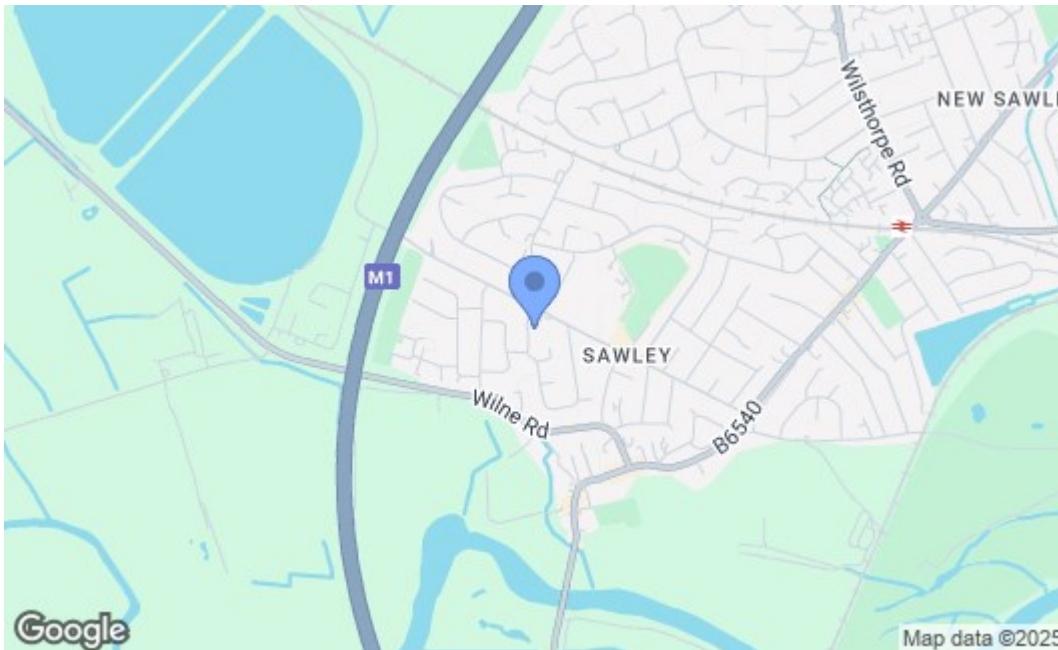
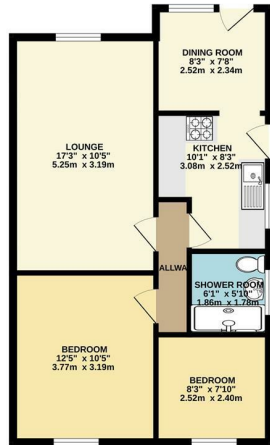
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



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