

Kingsley Crescent,  
Sawley, Nottingham  
NG10 3DA

**£399,995 Freehold**



THIS IS AN EXTENDED, THREE DOUBLE BEDROOM DETACHED HOUSE LOCATED IN A VERY POPULAR RESIDENTIAL AREA CLOSE TO EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS.

Being situated on Kingsley Crescent, this extended detached property offers a lovely family home which is well placed for all the local amenities and facilities provided by the immediate area and is within a few minutes of Trent Lock which provides a lovely place to walk and enjoy the countryside. For the size of the accommodation which has been altered to take advantage of the roof space, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the property includes a fully enclosed porch leading through a stylish internal door to the open plan reception hallway, from which stairs take you to the first floor and there are openings through to the main lounge/living area. The lounge has a two sided log burning stove which opens to the lounge and hallway and there is then a doorway leading into the spacious breakfast kitchen which is fitted with cream gloss units and has a central island/seating area and French doors leading out to the rear garden. From the kitchen there is a door leading to the separate dining room and from this room double glazed patio doors take you to the large conservatory which extends across the rear of the house and has double opening French doors leading out the private rear garden. There is also a ground floor w.c. where a door takes you to the garage/storage space which is also used as a utility area. To the first floor the landing leads to the three double bedrooms, the main bedroom having a fully tiled en-suite wet room and a range of built-in wardrobes, the second bedroom has steps taking you to the attic space which is currently used as a sleeping area and provides access to the storage space in the second half of the attic and there is then the luxury, fully tiled main bathroom which has a stand alone bath. Outside there is the Presscrete parking at the front of the property for four vehicles, a gate provides access via a path down the left hand side to the rear garden where there is a large porcelain tiled patio extending across the rear of the house, a lawn with deck edging to the sides, at the bottom of the garden there is an outside bar and covered area to the left hand side and the garden is kept private by having established hedging to the three boundaries.

Sawley is a most sought after area which has a number of local shops including a Co-op convenience store on Draycott Road and other shops on Tamworth Road, there are excellent schools for younger children with The Long Eaton School being within walking distance of the house, there are healthcare and sports facilities which include Trent Lock Golf Club, walks at Trent Lock and in the surrounding picturesque countryside, there are 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, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with two inset glazed panels and a matching glazed panel to the side leading to:

#### Porch

Fully enclosed porch having coat hanging and shelving, tiled flooring and a stylish wooden front door with inset glazed panel leading to:

#### Reception Hall

The reception hall is open plan to the main living area and has stairs with a balustrade and cupboard under leading to the first floor, feature vertical radiator, one side of the log stove is exposed into the hall within the chimney breast, pine flooring which extends through into the lounge/sitting room area and a further stylish wooden door with inset glazed panel leading to the breakfast kitchen.

#### Lounge/Sitting Room

13'7" x 10'3" approx (4.14m x 3.12m approx)

Double glazed window to the front with a further eye level window to the side, two sided log stove set in a chimney breast between the lounge and hall with a wooden mantle over and display shelves with power points to one side and two wall lights.

#### Breakfast Kitchen

16'9" x 14'1" to 10'6" approx (5.11m x 4.29m to 3.20m approx)

The kitchen is fitted with cream gloss finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, wide drawers and an integrated dishwasher below, double oven with cupboards above and below, new AEG hob set in a work surface with drawers under and a new hood and back plate above with mosaic tiling to the walls around the cooking area, central island with seating at one end with two double cupboards beneath with there being a power point in one of the cupboards for a microwave to be housed, space for an American fridge/freezer, range of high level shelved storage cupboards with a central pull out racked larder unit, further work surface with double cupboards below and above, tiled flooring, double glazed, double opening French doors leading out to the private rear garden, double glazed window looking through into the conservatory, door with inset etched glazed panels leading to the ground floor w.c. and the dining room and LED lighting to the kickboards under the base units.

#### Dining Room

12' x 9'10" approx (3.66m x 3.00m approx)

Double glazed patio doors leading through to the conservatory, radiator, panelling to the lower parts of the walls and pine flooring.

#### Ground Floor w.c.

Having a white low flush w.c. and a circular mounted hand basin with a mixer tap and tiled splashback, radiator and an opaque double glazed window.

#### Conservatory

18'6" x 13'9" approx (5.64m x 4.19m approx)

The large conservatory has double glazed, double opening French doors leading out to the rear garden, double glazed windows to the rear and left hand side with double glazed eye level windows to the right, lantern ceiling with recessed lighting and tiled flooring.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, built-in storage cupboard with a double cupboard above and panelled doors leading to the bedrooms and bathroom.

#### Bedroom 1

11'9" x 11'3" approx (3.58m x 3.43m approx)

Double glazed window with fitted blind to the front, radiator, range of built-in wardrobes with mirror fronted sliding doors providing hanging space and shelving, pine flooring and two bedside wall lights.

#### En-Suite Wet Room

The wet room is fully tiled and has a walk-in shower area having a mains flow shower with two recesses to one wall, hand basin with a mixer tap and double cupboard under and a circular mirror to the wall above and a low flush w.c., opaque double glazed window with a fitted blind and a chrome ladder towel radiator.

#### Bedroom 2

16'6" x 8' approx (5.03m x 2.44m approx)

The second bedroom has double glazed windows to the front and rear and two radiators.

#### Bedroom 3

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

Having a double glazed window to the rear, laminate flooring, radiator and there are steps leading to the attic space above the bedroom.

#### Attic Space

11' x 8' approx (3.35m x 2.44m approx)

The space above the third bedroom is currently used as a sleeping area and has a double glazed window to the side.

#### Attic Storage Space

10'11" x 9'6" approx (3.35m x 2.90m approx)

There is a door from the sleeping area of the third bedroom into the attic which is boarded and provides an excellent storage area.

#### Bathroom

9' x 8' approx (2.74m x 2.44m approx)

The main bathroom is fully tiled and has a stand alone bath with a mixer tap, low flush w.c. and pedestal wash hand basin, opaque double glazed window and feature radiator.

#### Outside

There is a Presscrete style driveway running across the front of the house which provides off road parking for four vehicles, there is a low level wall to the right hand boundary and a fence to the left hand side, there is a bin storage area to the right of the property and a gate on the left hand side provides access via a path to the rear garden.

The rear garden is an important feature of this lovely home and has a large porcelain tiled patio area extending across the rear of the property with porcelain tiling extending down the left hand side of the house to a gate which provides access to the front of the property. There is a water feature on the edge of the patio, an outside power point and external lighting are provided at the rear of the house. Steps lead from the patio to the lawn where a path takes you to the bottom of the garden where there is a bar and covered area which is ideal for positioning a hot tub. The rear garden has an outside water supply, there are power points and external lighting and the garden is kept private by having established hedging to the boundaries. At the side of the house there is an EV charging point.

#### Garage Store/Utility

8'11" x 8' approx (2.72m x 2.44m approx)

The boiler is housed in the garage/storage area and there is also plumbing and space for both an automatic washing machine and tumble dryer, the electric consumer unit and electricity meter is housed on the wall, power and lighting is provided and there is an internal door to the living accommodation from the garage/storage area.

#### Bar

11'2" x 2' approx (3.40m x 0.61m approx)

The bar has an opening hatch at the front and a concertina window to the side which allows it to be opened up to the garden and covered area at the side. There is a fitted bar with shelving behind, a wall mounted electric heater, wooden flooring, lighting and power points are provided in the bar.

#### Covered Area

10'9" x 9'3" approx (3.28m x 2.82m approx)

The covered area is ideal to position a hot tub or Jacuzzi and has panelling to two walls, decked flooring, power points and there is decking in front of the covered area and bar which leads to a storage area and an original wendy-house which is also used for storage.

#### 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.  
8376AMMP

#### Council Tax

Erewash Borough Council Band D

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 41mbps Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

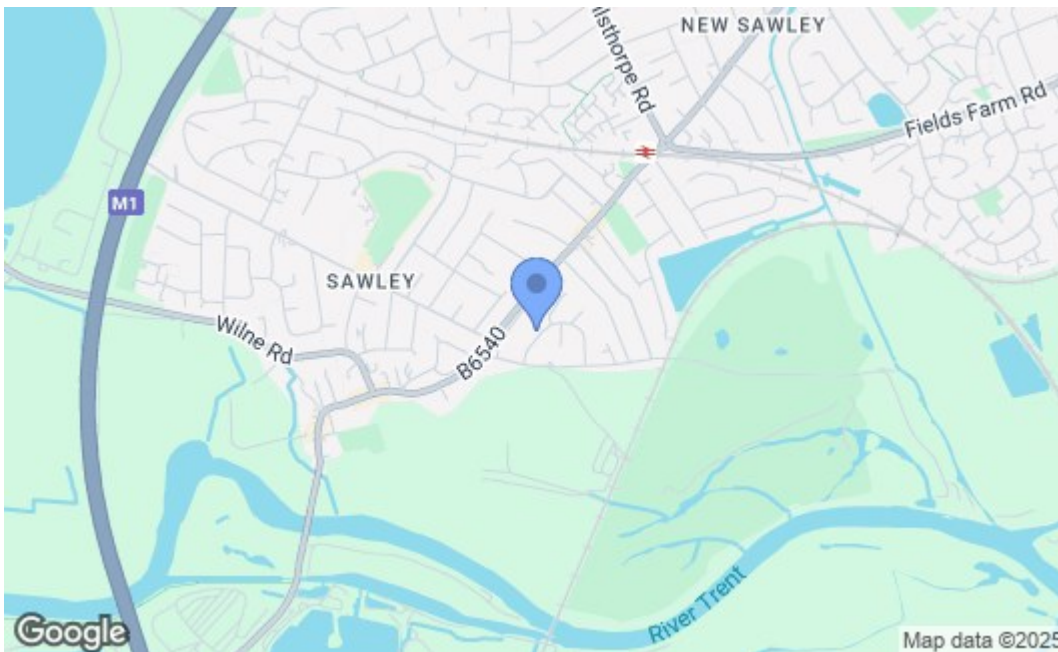
Flood Defences – No

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) 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.