

Baslow Close,  
Sawley, Nottingham  
NG10 3ES

**Price Guide £230-240,000**  
**Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE OFFERING READY TO MOVE INTO ACCOMMODATION.

Robert Ellis are delighted to offer to the market this beautifully presented three bedroom semi detached home found in Sawley. If you're looking for something to move straight into, look no further than this home on Baslow Close. Off road parking, three bedrooms and a great sized rear garden are just some of the key benefits of this property amongst many others. Being positioned in a great spot, ideal for access to many local amenities in addition to the train station, A50 and M1.

The property benefits from double glazing and gas central heating and in brief the internal accommodation briefly compromises of a hallway, lounge and kitchen diner to the ground floor. To the first floor, there are three bedrooms and a beautiful bathroom. Externally, there is off road parking and a detached garage.

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.



### Entrance Hall

Double glazed front entrance door and window, stairs to the first floor, storage cupboard housing fuse box, recessed lighting, understairs storage, radiator and laminate flooring.

### Lounge

13'5 x 11'1 approx (4.09m x 3.38m approx)

Double glazed window to the front, recessed fireplace with gas point, radiator and laminate flooring.

### Dining Kitchen

20'3 x 10'5 approx (6.17m x 3.18m approx)

High gloss white wall and base units with roll edged work surfaces, built-in oven, hob and extractor hood, appliance space, plumbing for washing machine, tiled walls and splashbacks, recessed lighting, under cupboard lighting, double doors and windows to the rear, double glazed window to the rear, double glazed door to the side and door to understairs cupboard having a double glazed window to the side.

### First Floor Landing

Double glazed window to the side, access to the loft housing the new gas central heating boiler, door to storage cupboard and doors to:

### Bedroom 1

11'3 x 10'7 approx (3.43m x 3.23m approx)

Double glazed window to the front, radiator, fitted wardrobe with hanging rail and shelf.

### Bedroom 2

11'6 x 10'6 approx (3.51m x 3.20m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

8'9 x 8'1 approx (2.67m x 2.46m approx)

Double glazed window to the front, radiator, overstairs storage cupboard with hanging rail.

### Bathroom

A white three piece suite comprising of an L shaped panelled bath with mains fed shower over, low flush w.c., sink with vanity cupboard, heated towel rail, fully tiled walls, recessed lighting and two double glazed window to the rear.

### Outside

To the front of the property there is a block paved driveway providing off the road car standing and clay slate chipped area, bedding area with small mature shrubs and fencing to the boundary. There is secure side access via double gates to the rear garden where there is a decked area to a newly laid lawn, stepping down to a pathway leading to bedding areas with mature shrubs and a greenhouse. To the left side of the lawn there is a detached garage, outside tap and the garden is enclosed with fenced and hedged boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Take the second right into Victoria Street, left into Wilmot Street, right into Rowsley Avenue, right again into Baslow Close and the property can be found on the right.

8489AMCO

### 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, Virgin

Broadband Speed - Standard 22mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

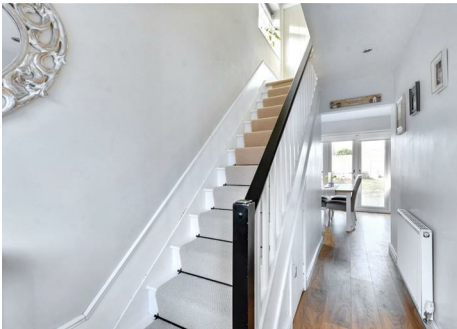
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.