



Ingleby Road,
Sawley, Nottingham
NG10 3DH

O/I/R £240,000 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, LOW MAINTENANCE GARDEN AND GARAGE SPACE, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to be instructed to market this superb example of a three bedroom semi-detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, lounge, kitchen with integrated appliances, dining room, utility room and garage space. To the first floor, the landing benefits a storage cupboard and leads to three generously sized bedrooms and a three piece family bathroom suite. To the exterior, there is ample off street parking to the front with access into the garage through an up and over manual door and to the rear, an enclosed and low maintenance garden with artificial turf, decking, storage sheds and mature flower beds.

Located in the popular residential village of Sawley, close to a wide range of local schools, shops and parks. The property is within walking distance to local amenities and Sawley train station with fantastic transport links to major roads such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just around the corner.



Entrance Porch

3'1 x 5'8 (0.94m x 1.73m)

Composite front door, uPVC double glazed window overlooking the front, tiled flooring, painted plaster ceiling, ceiling light.

Lounge

13'8 x 10'4 x 14'7 (4.17m x 3.15m x 4.45m)

uPVC double glazed window overlooking the front, laminate flooring, electric fire, radiator, painted plaster ceiling, ceiling light.

Kitchen

8'5 x 13'6 (2.57m x 4.11m)

uPVC double glazed window overlooking the rear with uPVC double glazed door leading to the rear, laminate flooring, integrated fridge, integrated dishwasher, integrated electric oven, hob and overhead extractor fan, built in storage cupboard, radiator, painted plaster ceiling, spotlights.

Dining Room

6'6 x 11'4 (1.98m x 3.45m)

uPVC double glazed sliding doors overlooking and leading to the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Utility Room

7'1 x 5'3 (2.16m x 1.60m)

Laminate flooring, space for washing machine, space for tumble dryer, space for fridge/freezer, wall mounted boiler, painted plaster ceiling, ceiling light.

Landing

uPVC double glazed window overlooking the side, carpeted flooring, storage cupboard, loft access, painted plaster ceiling, ceiling light.

Bedroom One

12'1 x 7'2 (3.68m x 2.18m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, textured ceiling, ceiling light.

Bedroom Two

11'3 x 7'2 (3.43m x 2.18m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

5'9 x 9'2 (1.75m x 2.79m)

uPVC double glazed window overlooking the front, carpeted flooring, built in storage, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

5'8 x 5'1 (1.73m x 1.55m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, top mounted sink, bath with mixer tap and shower over the bath, heated towel rail, painted plaster ceiling, spotlights.

Outside

To the front, the property benefits from ample off street parking via a block paved driveway and access into the garage through an up and over manual door. To the rear there is an enclosed low maintenance garden with decking, artificial turf, wooden storage sheds and mature flower beds.

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.

8629JG

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 5mbps Superfast 64mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

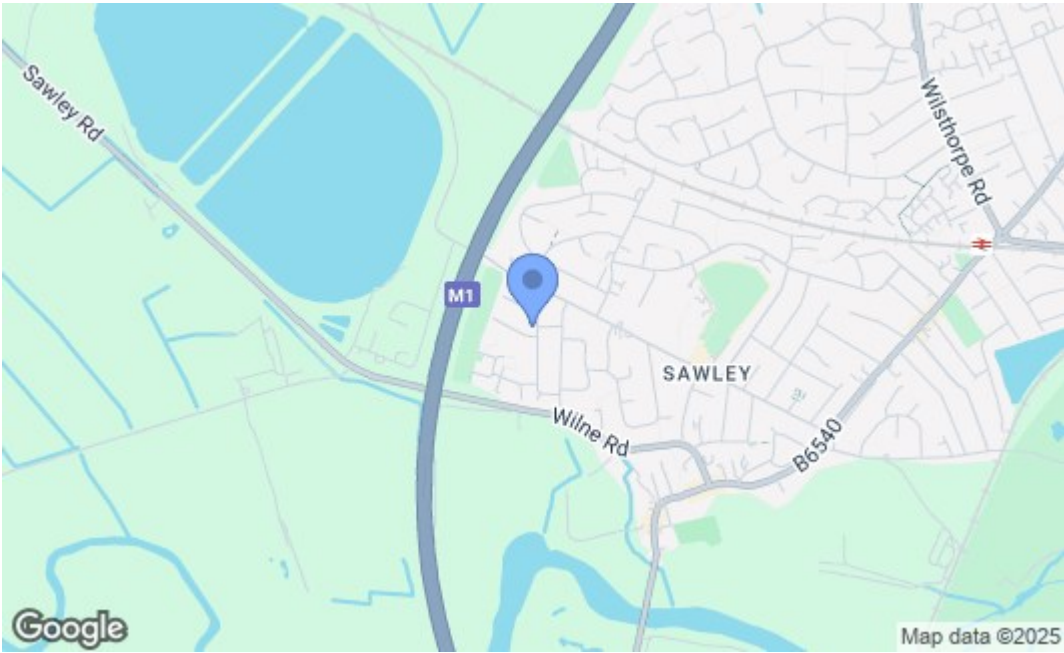
Non-Standard Construction – No

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		83
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.