



Wilne Road,  
Sawley, Nottingham  
NG10 3AP

**Price Guide £280-285,000**

**Freehold**





A TRADITIONAL AND FULLY REFURBISHED THREE BEDROOM DETACHED FAMILY HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that has been refurbished to a high standard throughout on a popular road in Sawley. The property is being sold with the benefit of no upward chain and is therefore ready for a new owner to take immediate occupation. For the full extent of the accommodation, we strongly recommend that all interested parties take a full inspection which will enable them to see all that is included in the property for themselves.

The property in brief comprises of an entrance hall, open plan dual-aspect lounge diner with a feature wall of wooden panneling and a separate kitchen to the rear. To the first floor there are three good size bedrooms and a shower room with new full body shower. Outside to the front of the property there is a garden and off the road parking which leads down the side onto the privately enclosed rear garden where there is a detached garage. The rear garden is enclosed with hedging and lawn.

Sawley is a very popular residential area which is next to open fields and countryside, there are local shops with a Co-op convenience store being on Draycott Road and a Morrison's found on Tamworth Road, within a few minutes drive there are the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are healthcare and sports facilities including Trent Lock Golf Club, schools for all ages, walks in the nearby countryside and at Trent Lock, there are several local pubs and restaurants in Sawley and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is a few minutes walk away, and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and many other East Midlands towns and cities.





### Entrance Hall

10'6" x 6'3" approx (3.20m x 1.91m approx)

UPVC double glazed window to the side, UPVC double glazed door to the front, ceiling light, laminate flooring, radiator, door to storage cupboard, door to lounge and kitchen.

### Lounge/Diner

21'8" x 12' approx (6.60m x 3.66m approx)

UPVC double glazed window to the front, UPVC double glazed sliding doors to the rear, laminate flooring, two radiators, fireplace, feature panelled wall, coving and hatch to the kitchen.

### Kitchen

9'4" x 8'3" approx (2.84m x 2.51m approx)

UPVC double glazed door to the side with obscure glazed panel, UPVC double glazed window to the rear, tiled floor, ceiling fan light, large built-in storage cupboard. Wooden wall, drawers and base units to three walls with work surfaces over, tiled splashbacks, integral double oven and grill, inset composite 1 1/2 bowl sink with mixer tap, five ring gas hob with extractor above, space and plumbing for a washing machine.

### First Floor Landing

6'4" x 8'2" approx (1.93m x 2.49m approx)

Obscure UPVC double glazed window to the side, new carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

11'2" x 11'4" approx (3.40m x 3.45m approx)

UPVC double glazed window to the front, new carpeted floor, radiator and ceiling light.

### Bedroom 2

9'7" x 10'7" approx (2.92m x 3.23m approx)

UPVC double glazed window to the rear, radiator, ceiling light and new carpeted flooring.

### Bedroom 3

6'9" x 6'6" approx (2.06m x 1.98m approx)

UPVC double glazed window to the rear, radiator, ceiling light and new carpeted flooring.

### Shower Room

6'1" x 5'4" approx (1.85m x 1.63m approx)

The newly fitted shower room has an obscure UPVC double glazed window to the front, vinyl flooring, chrome towel rail,

ceiling light, low flush w.c., wash hand basin with vanity cupboard under, corner shower unit with large modern rainwater shower head with body jets and hand held shower, large built-in airing/storage cupboard.

### Garage

17'3" x 9'11" approx (5.26m x 3.02m approx)

Brick built garage with an up and over door to the side, personal door to the side, power and light.

### Outside

To the front of the property there is a driveway down the side for several vehicles, garden to the front with hedges.

To the rear there is an enclosed garden with hedges and a lawned area.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. Proceed for some distance and after the bend Wilne Road can be found as a turning on the right hand side, follow the road around and the property can be found on the right hand side.

8722AMJG

### 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 5mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

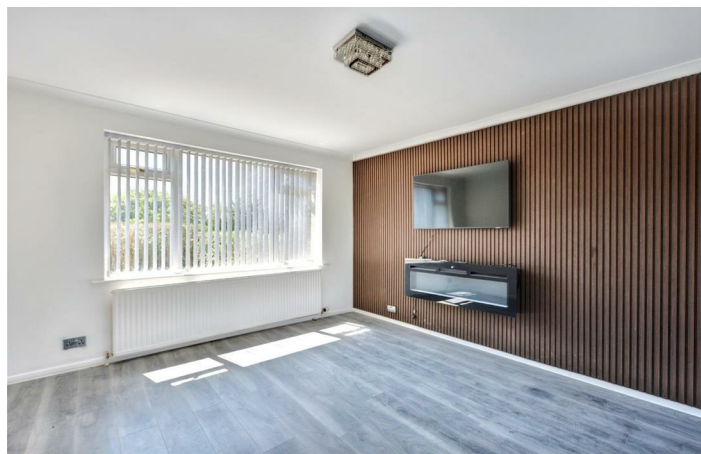
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

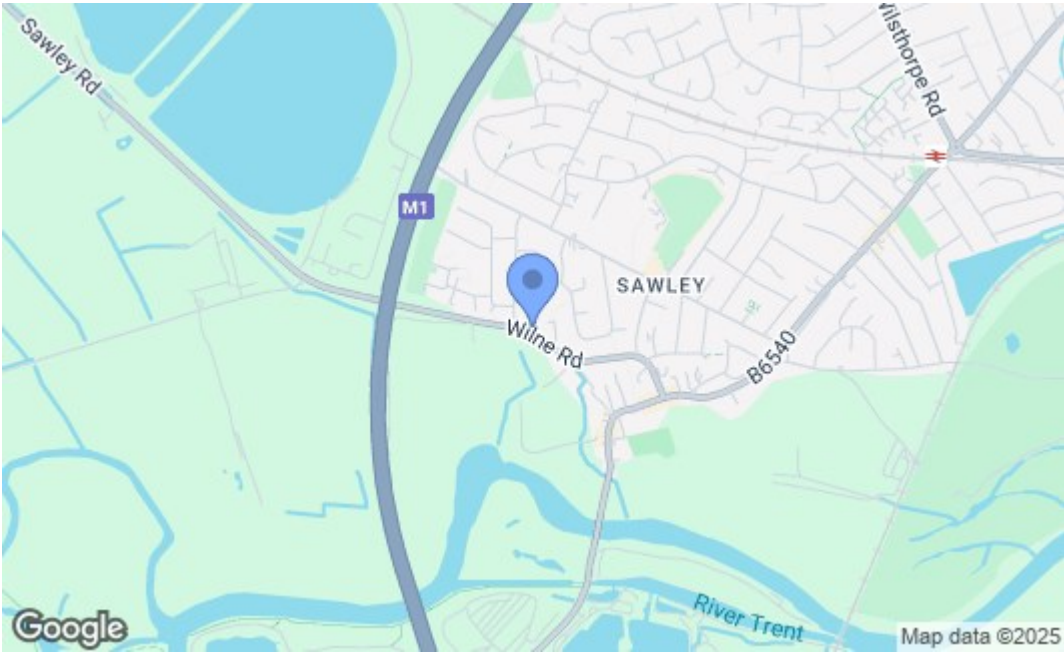
Other Material Issues – No





91 WILNE ROAD, SAWLEY, NG10 3AP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not tested and no guarantee as to their condition or efficiency can be given. Made with Metagen 12/25



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		
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.