



Kingsley Crescent,
Sawley, Nottingham
NG10 3DB

O/I/R £325,000 Freehold



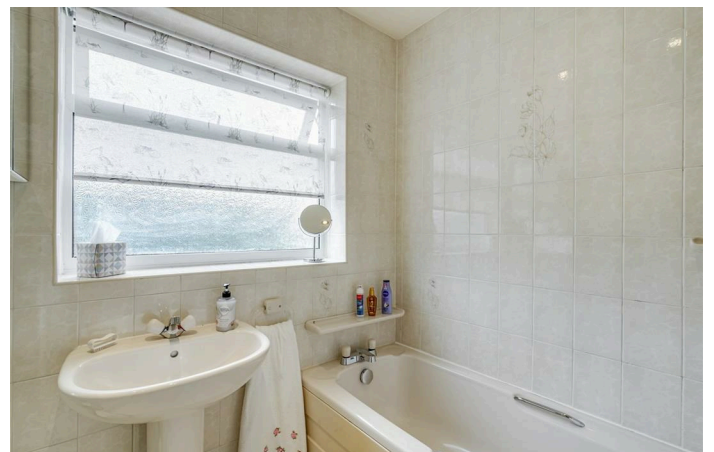
LOCATED ON A GOOD SIZED PLOT AND ON A QUIET CUL DE SAC THIS TWO BEDROOM DETACHED BUNGALOW IS WELL PRESENTED BOTH INTERNALLY AND EXTERNALLY.

This delightful property is set back from the road and offers a good level of privacy. There is an entrance porch to the front and the original entrance door opens into the inner hallway. There are two storage cupboards and a feature diamond shaped decorative window. The lounge diner is light and airy and has a bow window overlooking the front garden and a coal effect gas fire with living flame. The conservatory is accessed from the lounge diner and overlooks the side and rear gardens.

The well equipped kitchen is modern fitted and has feature quartz worktop with matching upstand. There are two double bedrooms with useful fitted furniture. The bathroom has a shower over the bath and there is a separate w.c.

The gardens are impressive as they are mature and well presented. There are a number of seating areas in the rear garden which offers excellent privacy as it is not overlooked. The driveway provides off road parking for two vehicles and access to the single garage that has power, light and this is where the central heating boiler is located.

The property is within easy reach of several local pubs and restaurants, if required there are schools for younger children and local shops being within easy reach. There are further shopping facilities in nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as numerous other retail outlets; there is the West Park Leisure Centre and adjoining playing fields and several local golf courses. There are also excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations, the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

UPVC panelled with UPVC double glazed window and French doors opening to:

Entrance Hall

Original timber framed obscure glazed entrance door, coving, radiator, feature original diamond shape timber frame single glazed window, cloaks cupboard with hanging rail and cupboard above, additional storage cupboard with shelves and doors to:

Living Room

20'0" x 11'9" approx (6.12m x 3.6m approx)

Decorative beams to the ceiling, UPVC double glazed bow window to the front, obscure UPVC double glazed window to the side, fireplace with coal effect Living Flame gas fire on a marble hearth with a stone clad surround, two radiators. Glazed door with step down into:

Conservatory

14'9" x 7'3" approx (4.51m x 2.21m approx)

Brick and UPVC double glazed construction with a flat roof and a double glazed door opening to the rear garden, radiator and power.

Kitchen

7'9" x 11'9" approx (2.38m x 3.6m approx)

UPVC double glazed window to the rear, UPVC half glazed and panel door leading to the rear porch, wooden panelling to the ceiling, coving, obscure glazed door leading into the kitchen, white wall, base and drawer units with quartz work surface over with matching upstand and tiled splashback, inset 1¼ sink and drainer with chrome mixer tap, integrated AEG electric hob with extractor over, single electric John Lewis oven, integrated Candy microwave, space for under counter fridge, integrated slim-line dishwasher, feature wall mounted radiator and tiled floor.

Rear Porch

2'11" x 7'9" approx (0.91m x 2.38m approx)

Timber frame, single glazed windows overlooking the rear garden, half timber half double glazed door opening to the rear.

Bedroom 1

10'2" to wardrobes x 9'11" approx (3.10m to wardrobes x 3.03m approx)

UPVC double glazed window to the front, fitted wardrobes with shelving and hanging, drawers and mirrors to the doors, coving, radiator, drawers and bedside cabinet with shelving having lighting to the sides.

Bedroom 2

8'0" x 9'10" approx (2.44m x 3.02m approx)

UPVC double glazed window to the rear, coving, radiator, fitted wardrobes with shelving and hanging and doors over with additional storage and a dressing table with drawers under.

Bathroom

6'9" x 5'11" approx (2.07m x 1.82m approx)

Obscure UPVC double glazed window to the rear, two piece suite comprising of a pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and mains fed shower over with folding shower screen, majority tiled walls, heated towel rail, ceiling spotlights, loft hatch providing access to the loft which is part boarded, lit and with a ladder.

Separate w.c.

Timber frame single glazed obscure window to the rear, low flush w.c., tiled floor.

Outside

There is a shaped lawn to the front with well established, mature borders with trees and shrubs and conifer hedgerow, acer trees, driveway providing off road parking for approx. two vehicles and providing access to the garage.

The rear garden is tiered having a block paved area with crazy paving, steps down to the lawned garden having a shaped lawn and well established borders, pond, conifer hedge to the border, paved patio seating areas, pebbled seating area, summerhouse with pitched roof, timber construction with single glazed windows and French doors, wooden fence to the boundary, path with well stocked borders and a wrought iron gate with arch over opening to the front, external lighting and power point.

Garage

8'11" x 20'4" approx (2.73m x 6.22m approx)

Single garage with up and over door to the front, power and light and housing the electric consumer unit, plumbing and space for a washing machine, storage shelves and floor mounted Glow Worm boiler, header tank above and a water tap.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and turn left at the War Memorial into Lock Lane and left into Kingsley Crescent.
8859AMMH

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 6mbps Superfast 59mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

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

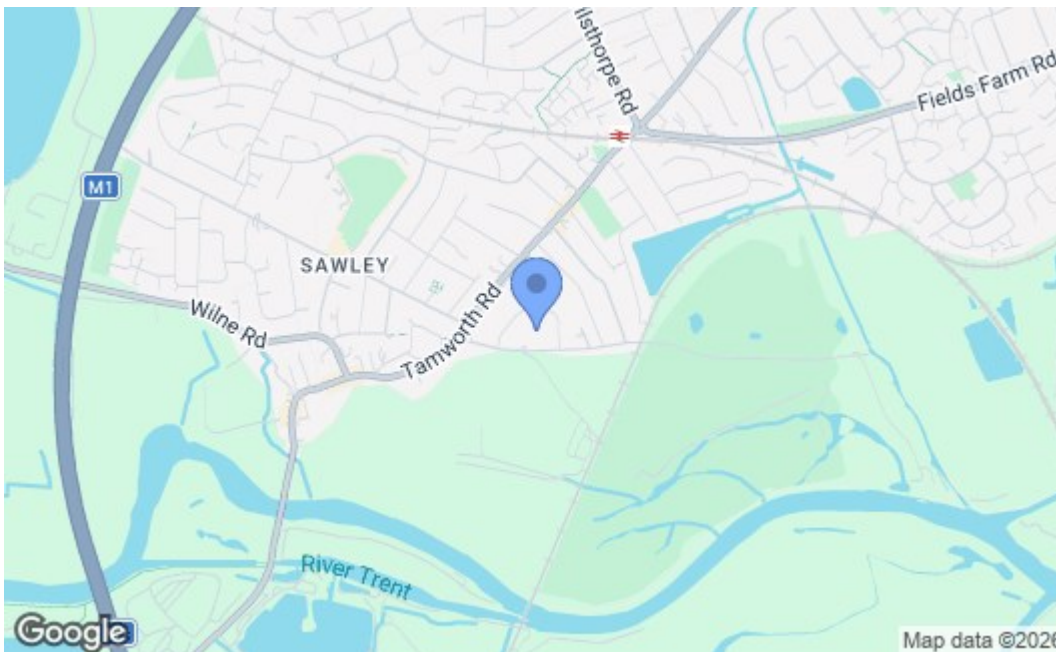


GROUND FLOOR



30 KINGSLEY CRESCENT, SAWLEY, NG10 3DB

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2025



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		57	72
(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.