



Lakeside Avenue,  
Sawley, Nottingham  
NG10 3GJ

**Price Guide £195-200,000**  
**Freehold**





THIS IS A REFURBISHED AND UPGRADED TWO DOUBLE BEDROOM PROPERTY WITH A LONG PRIVATE GARDEN TO THE REAR WITH THE HOUSE BEING SITUATED ONLY A FEW MINUTES WALK AWAY FROM LONG EATON STATION AND MANY OTHER LOCAL AMENITIES AND FACILITIES.

Being situated on Lakeside Avenue, which is a quite backwater road in Sawley, this two double bedroom property has over recent months undergone a refurbishment programme with it having been re-wired, had the walls boarded and re-plastered, the kitchen has been re-fitted and the house has been tastefully re-decorated throughout and has new floor coverings. The property is ready for immediate occupation and we are sure it will appeal to a range of buyers, from people buying their first home to those who might be downsizing and looking for a property in a quiet location which is easily accessible to the amenities and facilities provided by the area.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through a stylish front door, the accommodation includes a reception hall, from which stairs take you to the first floor, there is a large lounge/sitting room with a window to the front and the dining kitchen has been re-fitted and has sage green coloured units and wood grain work surfaces and from the kitchen there is a half glazed door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite complete with a shower over the bath. Outside there is a pebbled garden area at the front and at the rear a long, private garden with a patio, from which steps take you to a paved and pebbled area which has raised beds to the sides and there is a shed at the bottom of the garden.

The property is close to the various shops found on Tamworth Road in Sawley with further shopping facilities being found in Long Eaton which is only a few minutes drive away and has an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities including the Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Front Door

Stylish UPVC front door with inset leaded opaque glazed panel leading to:

### Reception Hall

Stairs with carpeted flooring leading to the first floor and a radiator.

### Lounge/Sitting Room

13'6 × 11'8 approx (4.11m × 3.56m approx)

Double glazed window with a fitted blind to the front, radiator, two wall lights and carpeted flooring.

### Dining Kitchen

17' × 8'5 approx (5.18m × 2.57m approx)

The newly fitted kitchen has sage green coloured units and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and four ring induction hob set in a work surface which extends to three sides with an oven, cupboards, space for a fridge freezer and a drawer beneath, the boiler is housed in a matching eye level wall cupboard and there is a further eye level cupboard, hood and back plate to the cooking area, two double glazed windows with fitted blinds to the rear, half opaque double glazed door leading out to the rear garden, radiator, vinyl flooring and there is an understairs storage area where the electric consumer unit and electric meter are housed and this also has vinyl floor covering.

### First Floor Landing

With doors to:

### Bedroom 1

16'10 × 10'8 approx (5.13m × 3.25m approx)

Two double glazed windows with fitted blinds to the front and a radiator.

### Bedroom 2

10'8 to 8'4 × 9'2 approx (3.25m to 2.54m × 2.79m approx)

Double glazed window with a fitted blind to the rear, radiator, copper lagged tank housed in an airing/storage cupboard and there is a wall mounted programmer for the heating and hot water system.

### Bathroom

The bathroom has a white suite and has a panelled bath with mixer tap and shower over with tiling to two walls, pedestal wash hand basin with a mixer tap and mirror to the wall above, low flush w.c., panelling to the walls and ceiling, radiator with a rail over, recessed lighting to the ceiling,

opaque double glazed window, vinyl flooring and sliding door leading to the landing.

### Outside

At the front of the property there is a pebbled area with a raised bed in the middle and a low level wall to the front and a slabbed path leads to the front door. There is a path next to the adjoining property which provides access for the rear garden of number 3.

At the rear of the property there is a patio with a gate to the side and steps lead to a paved and pebbled rear garden which has raised beds to the sides at the bottom of the garden there is an asbestos shed and there is fencing and natural screening to the boundaries.

### Shed

10'4 × 8'8 approx (3.15m × 2.64m approx)

The shed is positioned at the bottom of the garden and provides a good storage facility, it has a door and window to the front and slabbed flooring.

### Directions

Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the island by the railway station head under the left hand archway following round to the left onto Roosevelt Avenue and then take the left hand turning onto Lakeside Avenue then a right hand turn into Lakeside Crescent.

8923AMMP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 46mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

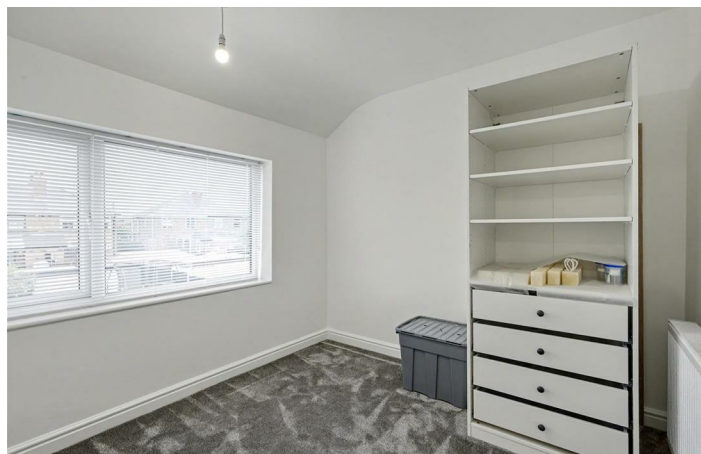
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

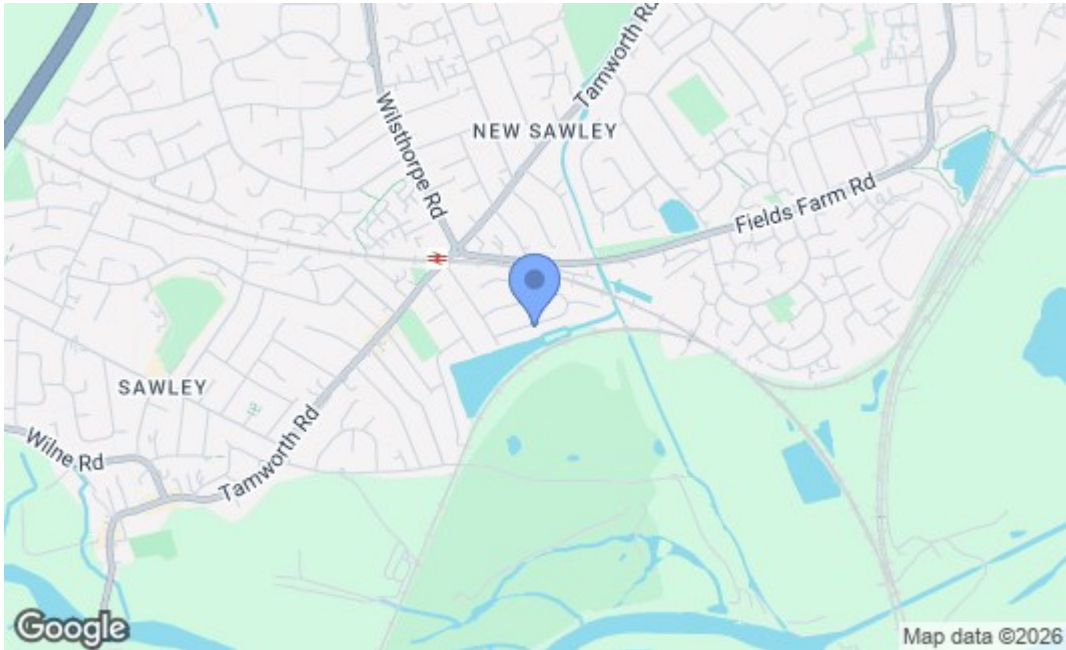
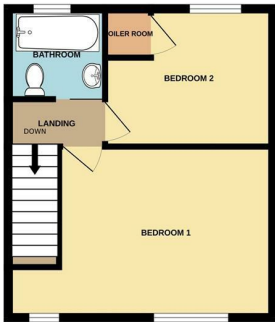
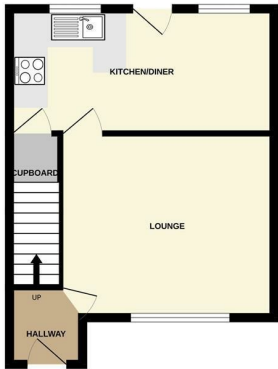
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.