



Repton Road,
Sawley, Nottingham
NG10 3BU

Price Guide £260-270,000
Freehold



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW ON A CORNER PLOT, SITUATED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA OF SAWLEY BEING SOLD WITH NO UPWARD CHAIN

Being situated in this very popular residential area on the outskirts of Sawley, this TWO DOUBLE BEDROOM detached bungalow would provide a lovely home for those looking to downsize. It benefits from a driveway to the right hand side for 2/3 vehicles off road. The property is well placed for easy access to the amenities and facilities provided by Sawley, it is close to open countryside and to excellent transport links, all of which have helped to make this area such a popular and convenient place for people to live,

The property is approximately 60 years old and is constructed of brick to the external elevations under a pitched tiled roof. In brief the accommodation, which derives the benefit of DOUBLE GLAZING and GAS CENTRAL HEATING, includes a reception hall, lounge, breakfast kitchen which has wall and base units and a pantry off, there is an inner hall which in turn leads to the two double bedrooms and bathroom. Outside there are lawned gardens to the front and side with shrub borders and a detached concrete panelled GARAGE with lights and power.

The property is within easy reach of the local shops provided by Sawley whilst the Asda and Tesco superstores and numerous other retail outlets are found in nearby Long Eaton which are literally only a few minutes drive away, there are health care and sports facilities, walks in the almost adjacent countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby.



Hallway

7'5 x 4' approx (2.26m x 1.22m approx)

UPVC door to the front and UPVC double glazed window to the side, carpeted flooring, ceiling light, radiator and large storage cupboard with hanging space, perfect for coats and shoes.

Lounge

15'9 x 11'4 approx (4.80m x 3.45m approx)

UPVC double glazed window to the front and an obscure UPVC double glazed window to the side, carpeted flooring, two ceiling lights, radiator and gas fire with surround.

Kitchen

9' x 11'6 approx (2.74m x 3.51m approx)

UPVC double glazed window and door to the side overlooking the garden, ceiling light, tiled floor, radiator, with a range of white wall and base units with work surfaces over, integrated sink and drainer, space for a washing machine and fridge freezer, integrated cooker and hood, large pantry and large storage cupboard.

Lobby

7'2 x 2'9 approx (2.18m x 0.84m approx)

Carpeted flooring, ceiling light and loft hatch.

Bedroom 1

13'6 x 11'4 approx (4.11m x 3.45m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light and a radiator.

Bedroom 2

8'8 x 9'5 approx (2.64m x 2.87m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light and a radiator.

Bathroom

7'1 x 6'1 approx (2.16m x 1.85m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, radiator, bath with electric shower over, low flush w.c., vanity wash hand basin with cupboard under and tiles to the ceiling.

Outside

Situated on a large corner plot, lawned gardens to the front and side with fencing to the boundaries, iron gates with a path leading to the front and side entrance. Flower and shrubs to the borders and to the front there is a driveway for two/three vehicles providing access to the garage.

Garage

There is a concrete garage with a flat roof and up and over door to the front, light and power.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. After some distance take the right hand turning onto Draycott Road and Repton Road can be found on the left with the property on the right hand side.

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Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.