



Wilmot Street,  
Sawley, Nottingham  
NG10 3DQ

**Price Guide £210,000-219,950**

**Freehold**

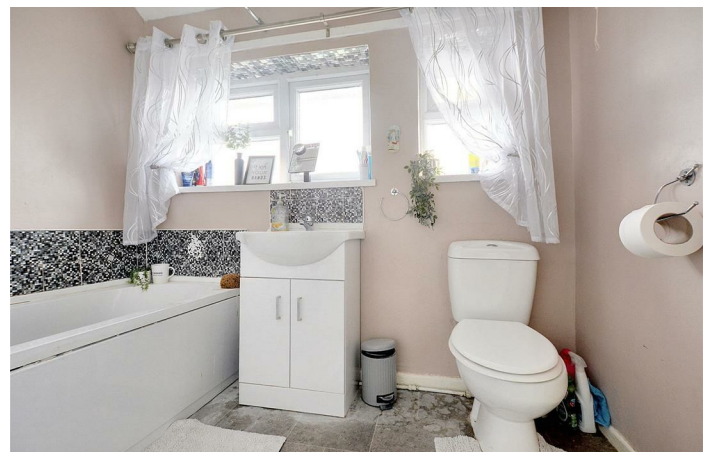


THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY PROVIDING AN IDEAL FAMILY HOME WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY SAWLEY AND THE SURROUNDING AREA.

Being located on Wilmot Street, this three bedroom property is situated on a good size plot with parking for several vehicles at the front and having a private garden at the rear. This well proportioned property needs to be viewed internally to be appreciated which is something we strongly recommend so interested parties are able to see the size and layout of the accommodation included for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge, large dining kitchen which is fitted with grey gloss units and has French doors leading out to the rear garden. To the first floor there are three bedrooms and bathroom, complete with a shower over the bath position. Outside there is off the road parking at the front and access via the right hand side to the rear. The garden at the rear includes various seating areas and a lawn with it all being kept private by having fencing to the boundaries.

The property is well placed for easy access to the local shops provided by Sawley with there being a Co-op store on Draycott Road which is only a few minutes away, there are schools for younger children which are within walking distance of the house with The Long Eaton School for older children also being within easy reach. There are healthcare and sports facilities including the Trent Lock Golf Club, walks in the surrounding picturesque countryside and along the banks of the River Trent and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch leading through a UPVC front door with inset leaded opaque double glazed panel and opaque double glazed side panel leading to:

### Reception Hall

Stairs with cupboard under leading to the first floor, radiator, electricity meter housed in a fitted cupboard with an electric wall mounted consumer unit above.

### Lounge/Sitting Room

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window with fitted privacy blind to the front, flame effect electric fire set in an Adam style surround with hearth and laminate flooring.

### Dining Kitchen

19' x 10' approx (5.79m x 3.05m approx)

The kitchen is fitted with grey gloss units having stainless steel fittings and includes a sink with a pre-wash mixer tap set in an L shaped work surface with space for both an automatic washing machine and tumble dryer, cupboards and a drawer below, space for an upright gas cooker, further work surface with double cupboard below, upright shelved pantry cupboard, tiling to the walls by the work surface areas with a hood over the cooking area, space for a large fridge/freezer, arched recess with a shelf to one side of the wall, double glazed window with fitted blind to the rear, double glazed, double opening French doors leading out to the rear garden, wall mounted Logic boiler, radiator, half opaque double glazed door leading out to the covered area at the side and an understairs storage cupboard.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window with vertical blind to the side, hatch to the loft and a built-in storage cupboard.

### Bedroom 1

13' max to 10' x 11' approx (3.96m max to 3.05m x 3.35m approx)

Double glazed window with fitted privacy blind to the front and a radiator.

### Bedroom 2

13' max to 11' x 10' approx (3.96m max to 3.35m x 3.05m approx)

Double glazed window with a fitted blind to the rear, cornice to the wall and ceiling and a radiator.

### Bedroom 3

9' max x 8' approx (2.74m max x 2.44m approx)

Double glazed window with a fitted privacy blind to the front and a radiator.

### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and shower with tiling to the walls around the bath, hand basin with a mixer tap and double cupboard under, low flush w.c., two opaque double glazed windows, radiator and an extractor fan.

### Outside

At the front of the property there is a tarmac drive which provides off road parking for several vehicles, to the left hand side there is a border with a fence to the boundary, there is a fence to the right hand boundary and a hedge to the front.

At the rear of the house there is a concrete and tiled area, a pebbled section and lawn with the garden being kept private by having fencing to the boundaries. There is an outside tap provided.

### Covered Area

23' x 6'6 approx (7.01m x 1.98m approx)

To the right hand side of the property there are double opening gates leading into the covered area which extends down the right hand side of the property and this has a sloping polycarbonate roof and access out to the rear garden.

### Garage

18' x 8' approx (5.49m x 2.44m approx)

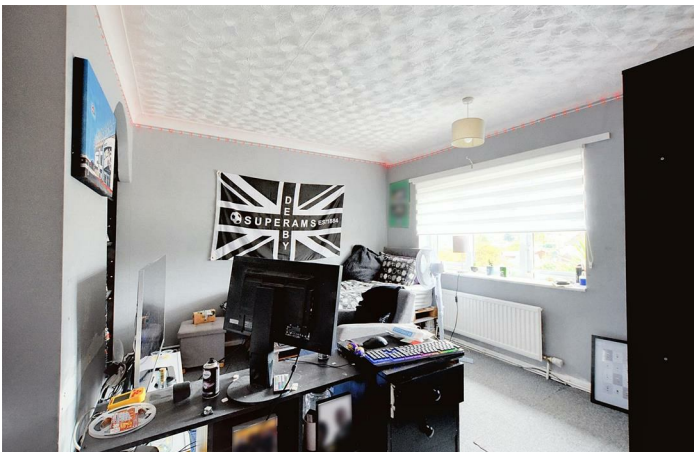
There is a concrete sectional garage with a pitched roof and an up and over door to the front.

### Directions

Proceed out of Long Eaton along Tamworth Road and proceed straight over the traffic island and into Sawley. Turn right into Harrington Street, left into Wilmot Street and the property can be found on the left.  
7894AMMP

### Council Tax

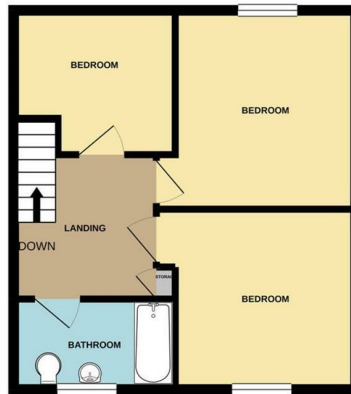
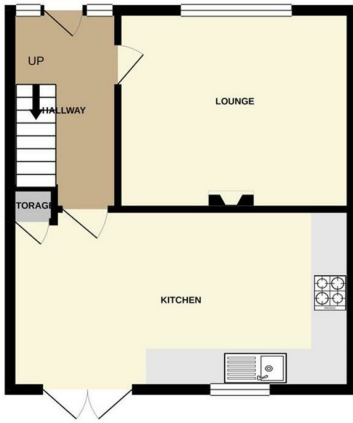
Erewash Borough Council Band





GROUND FLOOR

1ST FLOOR



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.