



Ingleby Road,
Sawley, Nottingham
NG10 3DG

Price Guide £200-210,000
Freehold



THREE BEDROOM SEMI-DETACHED HOUSE IN SAWLEY – QUIET RESIDENTIAL LOCATION – NO UPWARD CHAIN

Situated on the popular and established Ingleby Road in Sawley, this three bedroom semi-detached property offers an excellent opportunity for a range of buyers, including first-time purchasers, families and investors. Occupying a quiet residential position, the property benefits from a driveway, integral garage and enclosed rear garden, whilst being offered for sale with no upward chain. Having previously been used as a rental property, the home benefits from an EICR and gas safety certificate and is ready for a new owner to move into and make their own mark.

The accommodation comprises a welcoming entrance hall with a useful side porch, leading through to the main living accommodation. To the front is a fully fitted kitchen, whilst to the rear is a lounge diner with French doors opening directly onto the enclosed rear garden. To the first floor, the landing provides access to three bedrooms and the family bathroom. Externally, there is a driveway providing off-road parking, an integral garage and a private enclosed rear garden, making this a practical and well-positioned home in Sawley.

The property is within easy reach of a Co-op convenience store on Draycott Road with further shops being found on Tamworth Road and at Long Eaton where there are Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, there are local schools for younger children with senior schools also being within easy walking distance, there are healthcare and sports facilities which include the Trent Lock Golf Club, walks in the surrounding picturesque countryside and at Trent Lock, there are a number of local pubs and restaurants, both at 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 and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

3' x 3'9 approx (0.91m x 1.14m approx)

Front door with inset opaque glazed panel, vinyl flooring, door to the rear garden and door to:

Entrance Hall

4'1 x 3'2 approx (1.24m x 0.97m approx)

Carpeted flooring, ceiling light, stairs to the first floor, doors to the kitchen and lounge/diner.

Kitchen

6'5 x 10'7 approx (1.96m x 3.23m approx)

UPVC double glazed window to the front, vinyl tiled flooring, ceiling light and radiator. Cream Shaker style wall, drawer and base units to two walls with laminate roll edged work surface over, tiled splashbacks, inset stainless steel sink and drainer, space for a washing machine, space for a free standing fridge freezer, free standing gas cooker with extractor over.

Lounge

14'8 x 12'3 approx (4.47m x 3.73m approx)

UPVC double glazed French doors to the rear, laminate flooring, two ceiling lights, coving, TV and telephone points, double radiator, Adam style fireplace and understairs storage cupboard.

First Floor Landing

8'5 x 3'5 approx (2.57m x 1.04m approx)

Carpeted flooring, ceiling light, loft access hatch, radiator and doors to:

Bedroom 1

8'4 x 11'3 approx (2.54m x 3.43m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobes.

Bedroom 2

10'6 x 8'4 approx (3.20m x 2.54m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and built-in wardrobes.

Bedroom 3

8'6 x 5'7 approx (2.59m x 1.70m approx)

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

Bathroom

7'9 x 5'6 approx (2.36m x 1.68m approx)

Obscure UPVC double glazed window to the front, vinyl flooring, radiator, ceiling light, low flush w.c., pedestal wash hand basin and panelled bath with electric shower over, cupboard housing the combi boiler.

Outside

There is off road parking to the front for two vehicles and access to the garage.

To the rear there is an enclosed garden having a lawn and patio areas and fencing to the boundaries.

Garage

Up and over door to the front, light and power.

Directions

Proceed out of Long Eaton along Tamworth Road and continue straight over at the traffic lights adjacent to the Long Eaton railway station. Proceed for a short distance turning right shortly after the speed cameras onto Draycott Road. Continue along Draycott Road taking a left hand turning onto Repton Road, first right onto Twyford Road and then immediately right onto Ingleby Road. 9523JG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 79mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, 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

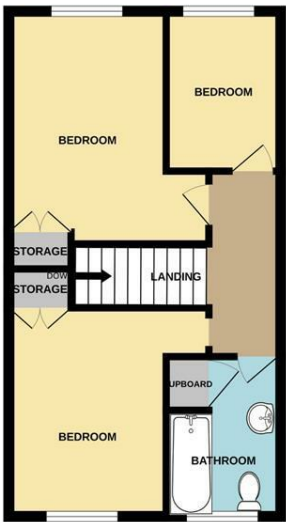
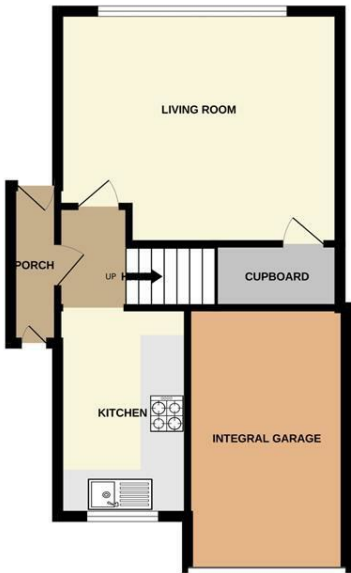
Other Material Issues – No



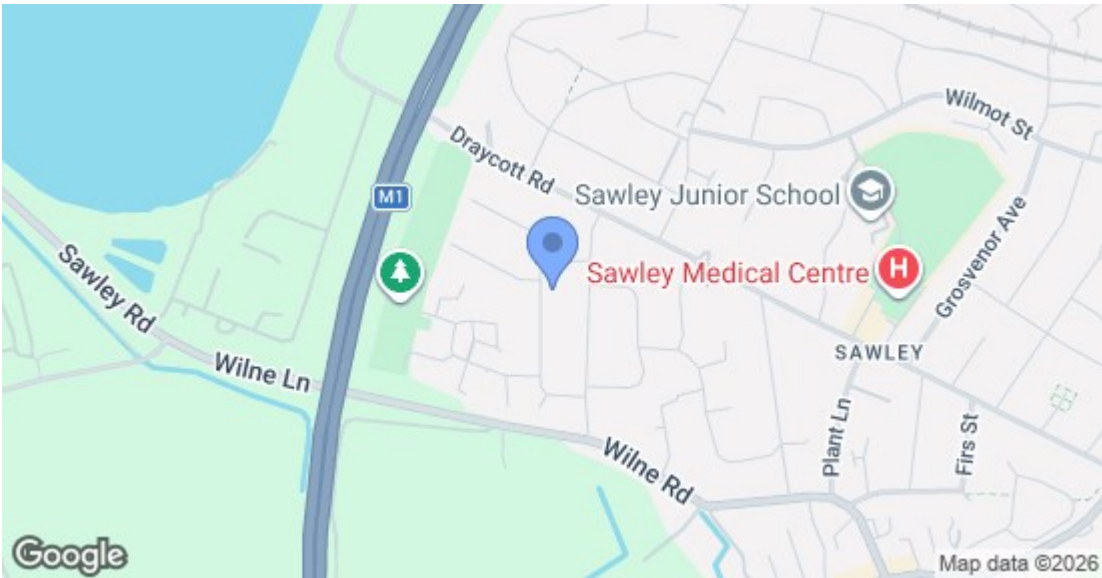


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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		

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