



- 2 Bedroom detached bungalow
- Neutral décor and flooring throughout
- Modern kitchen with integrated cooking facilities
- Spacious Lounge
- Master bedroom with French doors to rear garden
- Gas central heating and combi boiler
- Double glazed throughout
- Carport and off road parking
- Enclosed rear garden
- Council Tax Band = B

SAB Properties are thrilled to offer this two bedroom detached bungalow situated in a popular residential location. Having a gable frontage with low maintenance garden laid to lawn, shrubs and trees planted to the borders and driveway providing off the road vehicle standing. Easy access to all the local amenities and facilities provided by Sawley as well as those found in nearby Long Eaton.

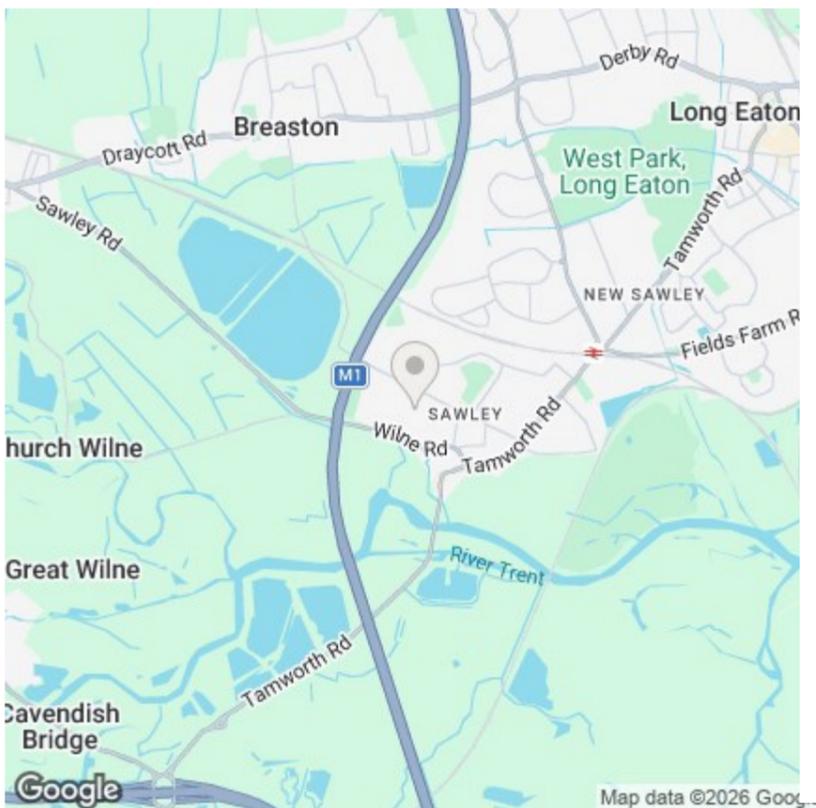
A holding deposit of £252.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1260.00, which subject to Terms and Conditions of the deposit will be refunded at the end of the tenancy.

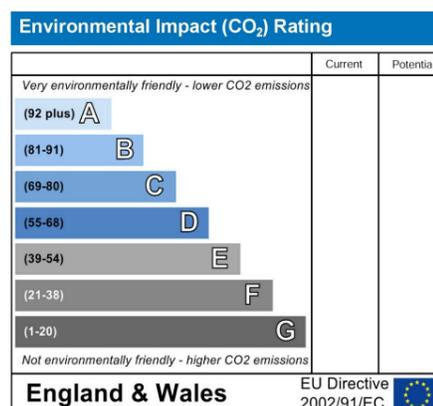
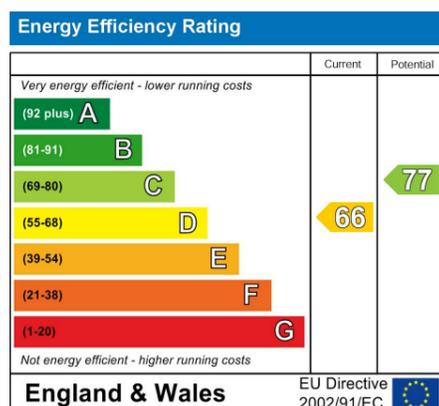
SAB Properties are member of The Property Redress Scheme

Elvaston Drive, Long Eaton, Nottingham

£1,095



Total area: approx. 54.6 sq. metres (587.2 sq. feet)





Description

The property comprises of a modern kitchen with integrated oven, hob and overhead extractor, spacious lounge, 2 double bedrooms, the master with patio door access to rear garden and modern shower room with corner shower enclosure.

Driveway with small garden to the front elevation, car port to the side elevation and low maintenance enclosed garden to the rear with mature shrubs and trees to the borders.

The property is within easy reach of all the local shops and schools for younger children found in Sawley as well as all those found in nearby Long Eaton which is a short drive away and offers the Tesco and Asda superstores and numerous other retail outlets found along the high street, schools for older children, health care and sports facilities including Trent Lock Golf Club, excellent transport links include junctions 24 and 25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



Entrance Lobby

With UPVC entrance door with double glazed panel to the side neutral décor and carpet. Wall mounted radiator.

Kitchen

15'0" x 8'4" (4.58 x 2.56)

A selection of wall and base units with roll edged worktop. Stainless steel sink and drainer with mixer tap. Complimentary tiled splashback to walls, neutral décor and tiled floor.

Integrated electric oven, hob and overhead extractor hood. (Washing machine, fridge and freezer available if required) Will also accommodate a small dining table and chairs. UPVC double glazed window, with roller blind, overlooking rear garden and door leading to outside.



Lounge

17'1" x 10'9" (5.23 x 3.30)

Neutral décor and flooring. Wall mounted radiator, TV & telephone points, UPVC double glazed window overlooking rear garden and UPVC window overlook front elevation.

Bedroom 1 - Master

12'5" x 10'9" (3.8 x 3.3)

Large room with UPVC double glazed French doors leading rear garden, allowing natural light in. Neutral décor and carpet, wall mounted radiator, Will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 2

8'2" x 8'5" (2.5 x 2.58)

Neutral décor and flooring, wall mounted radiator, UPVC double glazed window overlooking the rear garden. Will easily accommodate a double bed and a selection of bedroom furniture.

Shower Room

5'10" x 5'5" (1.8 x 1.66)

Suite comprising of bath, with electric shower over, with stainless taps, low level WC and pedestal wash basin. Complimentary tiling to walls and floor. Mirrored bathroom cabinet for storage. Neutral décor. Wall mounted radiator, extractor fan and UPVC double glazed window with roller blind.

Outside

To the front elevation there is a driveway providing off the road vehicle standing and a garden with shrubs and a pathway leading to the front entrance door.

To the rear there is an enclosed garden being laid mainly to lawn with mature shrubs and trees planted to the borders and garden shed.

There is the additional benefit of having a car port to the side elevation providing dry storage space.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island by the railway station continue directly across into Sawley. After some distance take the right hand turning onto Draycott Road, left into Shirley Street which becomes Elvaston Drive and the property is located on the right and identified by our 'To Let' board.