



Netherfield Road  
Sawley NG10 3FW

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#### Entrance Hallway

Enter the property through the front door into the entrance hallway with carpets, radiator and double glazed window to the front elevation.

#### Lounge/Dining Area

The open plan living area is split into a dining and lounge area.

Dining - With tiled flooring, double doors onto the garden and radiator.

Lounge - With carpets, multi fuel burner with a solid oak mantle, radiator and double glazed bay window to the front elevation.

#### Kitchen

Fitted with a range of wall and base units, solid oak breakfast bar, Belfast sink, gas cooker with electric oven, extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, tiled splash backs, tiled flooring and double glazed window to the side elevation.

#### First Floor

Carpeted stairs leading to the first floor accommodation with a double glazed window to the side elevation.

#### Bedroom One

With carpets, radiator and double glazed window to the rear elevation.

#### Bedroom Two

With carpets, radiator and double glazed bay window to the front elevation.

#### Bedroom Three

With carpets, radiator and double glazed window to the front elevation.

#### Bathroom

Comprising a four piece suite; bath, separate shower, low flush, WC and basin. With tiled splash backs, tiled flooring, heated towel rail, extractor fan and double glazed window to the rear elevation.

#### Outside

To the front of the property is a block paved driveway providing ample off road parking and side access to the rear of the property.

To the rear of the is an established garden mainly laid to lawn and with a paved seating area. There is also a wooden garage/shed which has power to it.

#### Sales Disclaimer (CORN)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

#### Staff Member Notification (CORN)

Under the estate agents act 1979, please be aware that the vendor of this property is an employee of Leaders Ltd.

#### EPC Rating: TBC



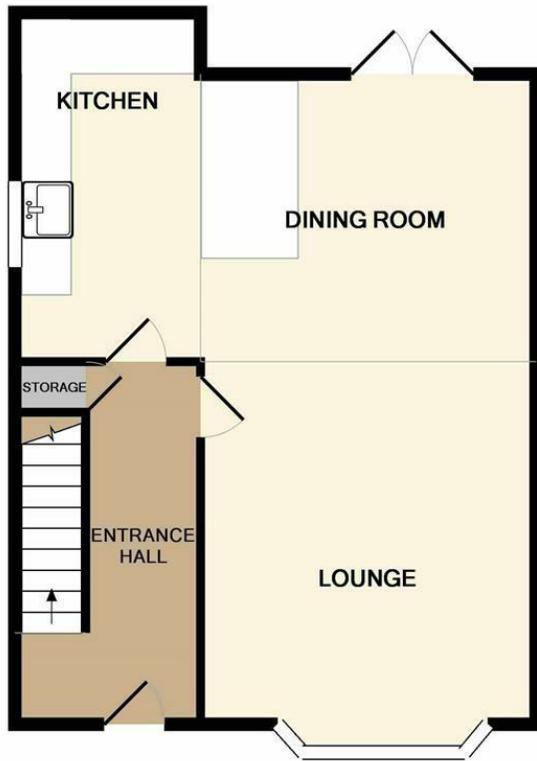


bread  
chorizo  
ampagne  
meat  
chocolate  
chardonnay  
brew  
adec  
frees  
chicken  
pizza  
milk

LIVE\*LAUGH  
& LOVE

LOVE  
D&G

Fox's Socks  
ERIC CARLE



GROUND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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