

what's your dream?

Mortons
ESTATE AGENCY



6 Hey Street, Sawley, Nottingham **Offers Above £205,000**

- A Modern 3 Storey Detached House Completed 2007
- Lounge and Cloakroom/W.C.
- Modern Fitted Kitchen with Dining Area
- 4 Generous Sized Bedrooms Including one with En-Suite
- White Bathroom Suite
- Tandem Garage and Off Street Parking
- uPVC Double Glazed Windows, Gas Central Heating and Alarm System
- Still Under NHBC Guarantee
- No Upward Chain / Part Exchange Considered

Call 0115 972 0590 or visit mortons-move.co.uk

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Ground Floor

Entrance Hall

Upvc entrance door, laminate floor, radiator, downlights, under stairs storage cupboard.

Lounge



5.47m into bay x 3.68m (17' 11" into bay x 12' 1")

Laminate floor, upvc double glazed bay window to front, two radiators, downlights, wall lights, integral contemporary gas fire, telephone point, T.V. point.

Kitchen/Dining Room



5.88m max x 3.63m max (19' 3" max x 11' 11" max)

Part tiled and part laminate flooring, upvc double glazed window to rear, radiator, downlights, plumbing for washing machine in under stairs storage cupboard, integrated gas oven, four ring gas hob, stainless steel hood, integral dishwasher, integral fridge, integral freezer, stainless steel sink unit, matching base and wall units with rolled edged worktop, upvc french doors leading to rear garden.

Cloakroom/W.C.

Laminate floor, opaque upvc double glazed window to side, radiator, extractor fan, wall mounted combination boiler, downlights, pedestal wash hand basin, low level W.C.

First Floor

Landing

Opaque upvc double glazed window to side, storage cupboard, staircase leading to bedroom 1.

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Bedroom 2



4.56m into fitted wardrobe x 3.23m (15' into fitted wardrobe x 10' 7")
Wood floor, upvc double glazed window to front, radiator, fitted wardrobes, T.V. point.

Bedroom 3

3.92m x 3.64m (12' 10" x 11' 11")

Wood floor, upvc double glazed window to rear, radiator, fitted wardrobe, telephone point, T.V. point.

Bedroom 4

2.5m x 2.35m (8' 2" x 7' 9")

Laminate floor, upvc double glazed window to front, radiator, telephone point.

Bathroom 1



Tiled floor, opaque upvc double glazed window to rear, chrome towel radiator, part tiled walls, extractor fan, panelled bath, wall mounted shower, wall mounted shower, bidet, pedestal wash hand basin, low level W.C.

Second Floor

Bedroom 1



4.29m x 3.75m (14' 1" x 12' 4")

Wood floor, three velux windows, downlights, storage via roof space, door leading to en-suite.

En-Suite 1

Radiator, extractor fan, shower cubicle, pedestal wash hand basin, low level W.C.

Outside

Tandem Garage

8.6m x 3.5m (28' 3" x 11' 6")

Lighting, 10 kW power supply, water connection, sewage and drains connection.

Front Garden

Block paved driveway to front providing off street parking.

Rear Garden

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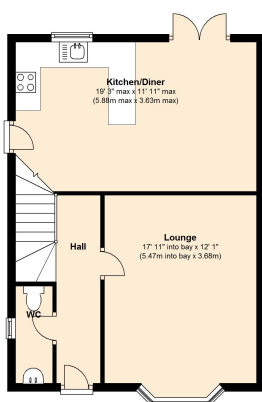
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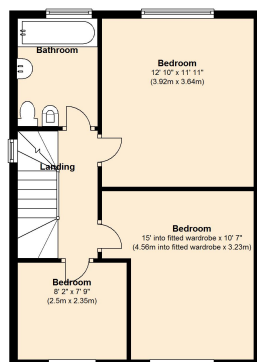
Paved patio area with steps down to lawn, outside tap, security lighting.

Floor Plan

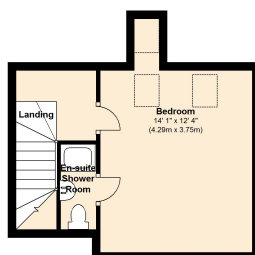
Ground Floor



First Floor



Second Floor



Tenure

The tenure of this property is Freehold.

Measurements

All measurements are approximate.

Further Information

We have not tested any of the appliances or systems at the property, and buyers are advised to satisfy themselves as to their working order and condition.

Arrange Viewing

Telephone us on 0115 972 0590
Mon-Fri 9.00-5.30, Sat 9.00-1.00.

Visit our website at www.mortons-move.co.uk

Branch Office:

11 Derby Road, Long Eaton, Nottingham, NG10 1LU.

Directions

At Long Eaton Station roundabout take the exit for Sawley. Continue on Tamworth Road under the railway bridge and Hey Street and is the third left turning. The property is located on the left hand side.

Energy Performance Certificate

move.co.uk

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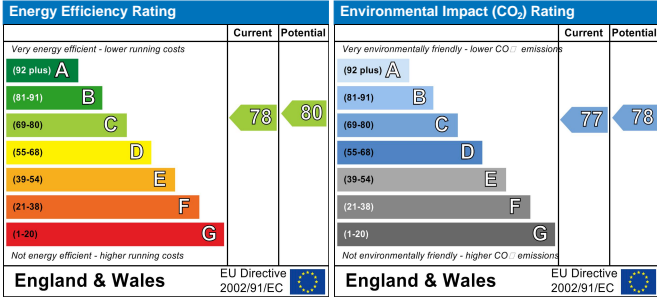
Energy Performance Certificate



6, Hey Street
Long Eaton
NOTTINGHAM
NG10 3GZ

Dwelling type: Detached house
Date of assessment: 06 September 2010
Date of certificate: 06 September 2010
Reference number: 0575-2896-6314-9500-3795
Type of assessment: RdSAP, existing dwelling
Total floor area: 127 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	143 kWh/m ² per year	136 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.9 tonnes per year
Lighting	£121 per year	£71 per year
Heating	£406 per year	£415 per year
Hot water	£128 per year	£128 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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