



**42 College Street, Long Eaton, Nottingham, NG10 4ND**  
£230,000 Freehold



## College Street, Long Eaton

3 Bedrooms, 2 Bathroom

£230,000

- Three Bedroom Detached House
- Two Reception Rooms
- Newly Installed Boiler (2021)
- Enclosed, Low Maintenance Rear Garden
- On Road Parking
- No Onward Chain
- Excellent Location

Being sold with no onward chain, this three bedroom detached property requires early viewing. The accommodation briefly comprises of two reception rooms, a modern fitted kitchen, utility room and shower room to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally, the property offers an enclosed, low maintenance rear garden and there is on road parking to the front.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



**RECEPTION ROOM 12' 9" x 11' 7" (3.89m x 3.53m)**  
Accessed via an external door the front reception room has a fitted carpet, wall mounted radiator, fireplace with surround, uPVC double glazed window to the front elevation and ceiling light.

**RECEPTION ROOM 12' 9" x 11' 11" (3.89m x 3.63m)**  
With an under stairs storage cupboard, fitted carpet, wall mounted radiator, two uPVC double glazed windows to the side elevation and door to the rear garden, stairs rising to the first floor and a ceiling light.

**KITCHEN 9' 11" x 7' 1" (3.02m x 2.16m)** With a range of fitted high and low level units with a squared edge worktop over incorporating a one and quarter stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood and stainless steel backsplash, integrated fridge, newly installed dishwasher, wood effect laminate flooring, two uPVC double glazed windows to the side elevation and fitted ceiling spotlights.

**UTILITY ROOM 8' 2" x 7' 1" (2.49m x 2.16m)** With a range of base units with a squared edge worktop over incorporating a stainless steel sink and drainer, washing machine plumbing, wood effect laminate flooring, uPVC double glazed window to the side elevation and external door and ceiling light.

**SHOWER ROOM** Comprising of a walk in shower, low flush w.c., half pedestal wash hand basin, vinyl floor covering, wall tiling, Velux window and ceiling light.

**LANDING** With a fitted carpet, two ceiling lights, wall mounted radiator and loft hatch.

**MASTER BEDROOM 12' 9" x 11' 7" (3.89m x 3.53m)**  
With a fitted carpet, feature fireplace, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO 9' 9" x 7' 8" (2.97m x 2.34m)** With a fitted carpet, fitted wardrobe, wall mounted radiator,

uPVC double glazed window to the rear elevation and ceiling light.

**BEDROOM THREE 9' 11" x 7' 1" (3.02m x 2.16m)** With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome taps, mains fitted mixer bar shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, heated towel rail, opaque uPVC double glazed window to the side, part wall tiling and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a low maintenance, enclosed rear garden which has artificial lawn, raised decking area, shed, fenced boundary and secure gate access. To the front is a small walled garden with on road parking available.







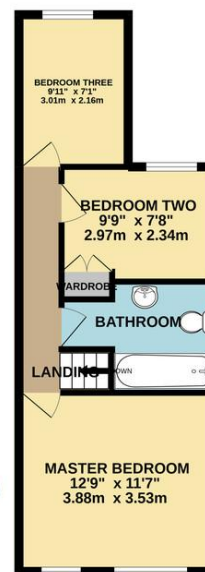
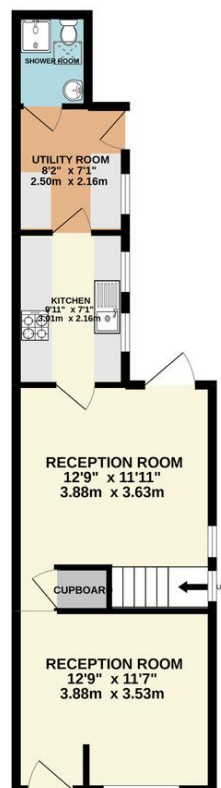






GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.