



# HOPKINS & DAINTY

ESTATE AGENTS



**Neale Street, Long Eaton, NG10 1FF**

**£235,000**

**\*\*OPEN 7 DAYS\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this most handsome double fronted Edwardian detached house, located close to the towns comprehensive range of amenities. The property benefits from gas central heating and double glazing and in brief has to offer: tiled entrance hall, lounge, large open plan kitchen/dining room and utility room. To the first floor there are three bedrooms and a fabulous bathroom. Outside there is a low maintenance courtyard style garden. Viewing is a must! If you would like to see this home for yourself, feel free to let us know when you are available, we are open 7 days a week.



### Entrance hall

With stairs off to the first floor, door to:

### Lounge 14'11" x 9'9" (4.56 x 2.99)



With window to the front, radiator.

### Kitchen/dining room 20'9" x 10'2" (6.33 x 3.12)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with gas hob and extractor hood over, windows to the front and rear, door to the rear garden and door to:

### Utility room 9'10" x 5'5" (3.00 x 1.66)



With a range of fitted base cupboards, working surface over, appliance space for washing machine, built in cupboard, two windows to the rear.

### The first floor



With window to the rear.

### Bedroom One 14'4" x 11'3" (4.37 x 3.43)



With feature vertical radiator, two windows to the front, built in wardrobe, feature ornamental cast iron fireplace with tiled hearth and insert, two windows to the front.



### Bedroom Two 14'11" x 9'10" (4.56 x 3.00)



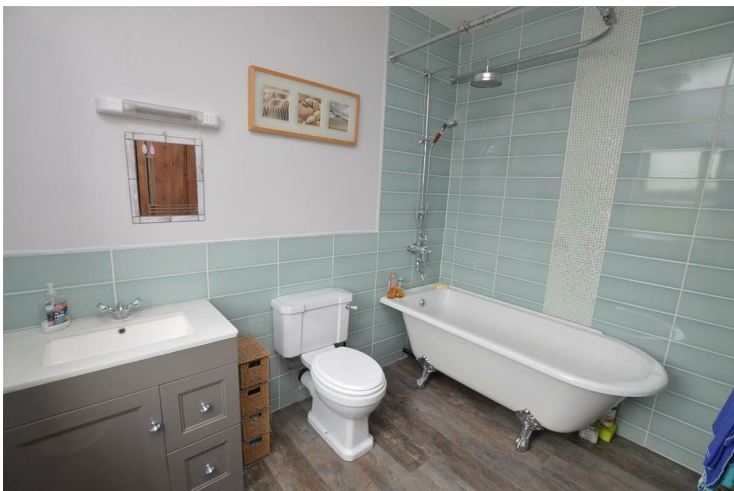
With two windows to the front, radiator, feature ornamental cast iron fireplace with tiled hearth.

### Bedroom Three/nursery/study 6'5" x 5'4" (1.97 x 1.63)



With exposed wooden floorboards, window to the rear, radiator.

### Bathroom 9'1" x 7'2" (2.78 x 2.20)



Fitted with a claw foot bath with shower over, W.C., vanity unit with inset wash hand basin, radiator, partially tiled walls, window to the rear.

### Outside



The property sits behind a brick dwarf wall with a small garden. Gated side access leads to the rear courtyard style garden of low maintenance, mainly laid with a brick patio together with raised borders.

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

**Ground Floor**



**First Floor**



These floorplans are given for guidance only and do not form any part of a contract  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		51
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.