

HoldenCopley

PREPARE TO BE MOVED

Trent Lane, Long Eaton, Derbyshire NG10 2FX

Guide Price £750,000 - £850,000

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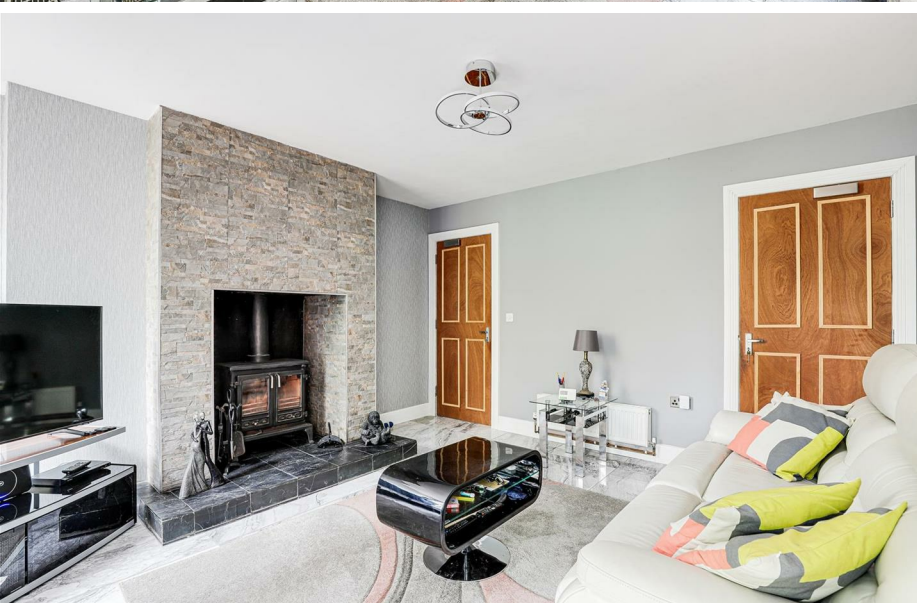
GUIDE PRICE: £750,000 - £800,000

DETACHED HOUSE WITH ANNEX...

We are pleased to be bringing to the market this highly impressive detached residence enjoying the most splendid size plot featuring a separate annex, a detached garage and beautiful south-facing gardens overlooking open field views. The property benefits from having a new oven and hob, a new treatment plan to upgrade the septic tank, and the ground floor has been re-tiled with new skirting and the architrave renewed. This property is situated in a quiet location within easy reach of various local amenities including The River Trent, excellent schools and commuting links. To the ground floor are two entrance halls, two reception rooms, a modern open plan kitchen with a dining area, a seating area and a utility room complete with a separate sink and W/C. The first floor offers five good-sized bedrooms serviced by a stylish four-piece bathroom and two en-suites. There is also access to a ground floor annex benefiting from an open plan living and kitchen, a double bedroom and a shower room suite. Outside is a gated driveway providing ample off road parking for over 10 cars and to the rear is a well-maintained garden with multiple seating areas and benefiting from plenty of sun exposure throughout the day!

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Open Plan Modern Kitchen Diner
- Two Reception Rooms
- One Bedroom Annex With Underfloor Heating
- Ample Off Road Parking & Double Garage
- Generous Sized Plot
- Owned Solar Panels
- Countryside Location
- Must Be Viewed





GROUND FLOOR

Porch

7'11" x 4'2" (2.43 x 1.28)

The porch has tiled flooring, UPVC double glazed obscure windows to the front and side elevation and a single wooden door providing access into the accommodation

Entrance Hall

12'2" x 7'8" (3.72 x 2.36)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a UPVC double glazed window to the side elevation and an in-built under stair cupboard

Reception Room

15'5" into bay x 14'9" into bay (4.70 into bay x 4.51 into bay)

This room has a UPVC double glazed square bay window to the front and side elevation, carpeted flooring and a radiator

Living Room

15'5" x 13'4" (4.70 x 4.08)

The living room has a UPVC double glazed square bay window and a further UPVC double glazed window to the side elevation, tiled flooring, a wall mounted thermostat, a radiator, a TV point and a recessed chimney breast alcove with a split face tiled wall, a log burning stove and a tiled hearth

Hall

12'11" x 6'7" (3.94 x 2.02)

The hall has tiled flooring, a radiator, carpeted stairs, an in-built under stair cupboard, a UPVC double glazed window to the side elevation and a composite door providing side access into the accommodation

Kitchen Diner

34'4" into bay x 20'9" into bay (10.48 into bay x 6.34 into bay)

The kitchen has a range of fitted base units with a feature breakfast bar island and Granite worktops, an inverted stainless steel sink with mixer taps, an integrated oven, an electric hob with splashback, an integrated fridge, an integrated freezer, an integrated washing machine, an integrated dishwasher, an in-built open cupboard, space for a dining table, space for a seating area, tiled and carpeted flooring, two radiators, two UPVC double glazed square bay windows to the side and rear elevation and a sliding patio door to access the rear garden

Sink Room

5'7" x 2'11" (1.72 x 0.91)

This space has a wash basin with a fitted storage cupboard, tiled splashback, tiled flooring and a UPVC double glazed obscure window to the front elevation

W/C

5'7" x 2'8" (1.72 x 0.82)

This space has a low level dual flush W/C, tiled flooring and a UPVC double glazed obscure window to the front elevation

Utility Room

9'10" x 7'8" (3.02 x 2.35)

The utility room has carpeted flooring, a water tank, a radiator, space and plumbing for a washing machine, space for a tumble dryer, a UPVC double glazed obscure window to the side elevation, access into a store room and a wooden door providing side access

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, an in-built cupboard, a radiator and provides access to the first floor accommodation

Bathroom

13'0" x 7'7" (3.98 x 2.32)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a panelled bath with central taps, a double shower enclosure with a mains-fed shower, two chrome heated towel rails, tiled flooring, fully tiled walls, an extractor fan and a UPVC double glazed obscure window to the side elevation

Hall

The hall has carpeted flooring, a radiator, access to the loft via a drop-down ladder and access to the first floor accommodation

Bedroom One

17'7" x 16'6" (5.37 x 5.04)

The main bedroom has a UPVC double glazed window to the side and rear elevation, carpeted flooring, an original open fireplace with a wooden mantelpiece and an exposed brick surround, a radiator, a TV point and access into the en-suite

En-Suite

8'9" x 3'3" (2.68 x 1.00)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a chrome heated towel rail, fully tiled walls, wooden flooring, recessed spotlights and an extractor fan

Bedroom Two

16'7" x 16'1" (5.08 x 4.92)

The second bedroom has a UPVC double glazed bay window to the rear elevation, a further UPVC double glazed window to the side elevation, carpeted flooring, a radiator, a TV point, an original open fireplace with a wooden mantelpiece and an exposed brick surround, and access into the en-suite.

En-Suite Two

2'7" x 10'2" (0.81m x 3.12m)

The second en-suite has a low level dual flush W/C, a vanity unit wash basin, a shower enclosure, partially tiled walls, and tiled flooring.

Bedroom Three

14'10" x 10'7" (4.54 x 3.23)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Four

13'4" x 10'0" (4.08 x 3.07)

The fourth bedroom has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Bedroom Five

10'11" x 10'1" (3.33 x 3.08)

The fifth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point and a radiator

ANNEX

Open Plan Lounge / Kitchen

15'5" x 11'0" (4.70 x 3.37)

This space has a range of fitted base units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, an integrated microwave, an electric hob, space for a fridge freezer, space for a dining table, tiled splashback, tiled flooring, recessed spotlights, underfloor heating, a TV point, a wall mounted thermostat, UPVC double glazed windows and double French doors opening out to the garden

Annex Bedroom

9'3" x 9'3" (2.82 x 2.84)

The bedroom has a UPVC double glazed window, carpeted flooring, recessed spotlights and underfloor heating

Annex Bathroom

8'11" x 3'2" (2.74 x 0.99)

This space has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring with underfloor heating, recessed spotlights, an extractor fan and a UPVC double glazed obscure window

OUTSIDE

Front

To the front of the property is a gravelled driveway with iron gated access, a lawn, outdoor lighting, a range of mature trees and access into the double garage

Rear

To the rear of the property is a generous sized south-facing garden with two patio areas, a lawn, a range of mature trees, plants and shrubs, outdoor power sockets, courtesy lighting and fenced boundaries overlooking open fields

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

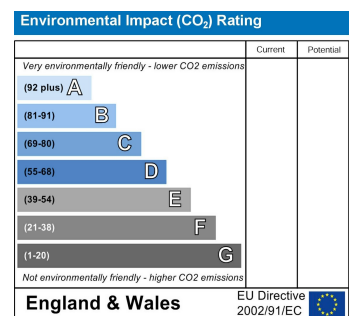
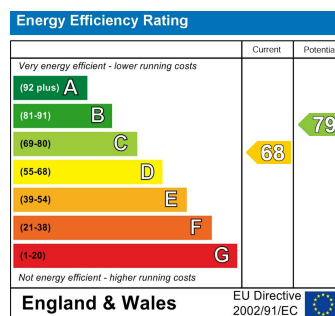
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser Information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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