

HoldenCopley

PREPARE TO BE MOVED

Meadow Lane, Long Eaton, Derbyshire NG10 2FP

Asking Price £475,000

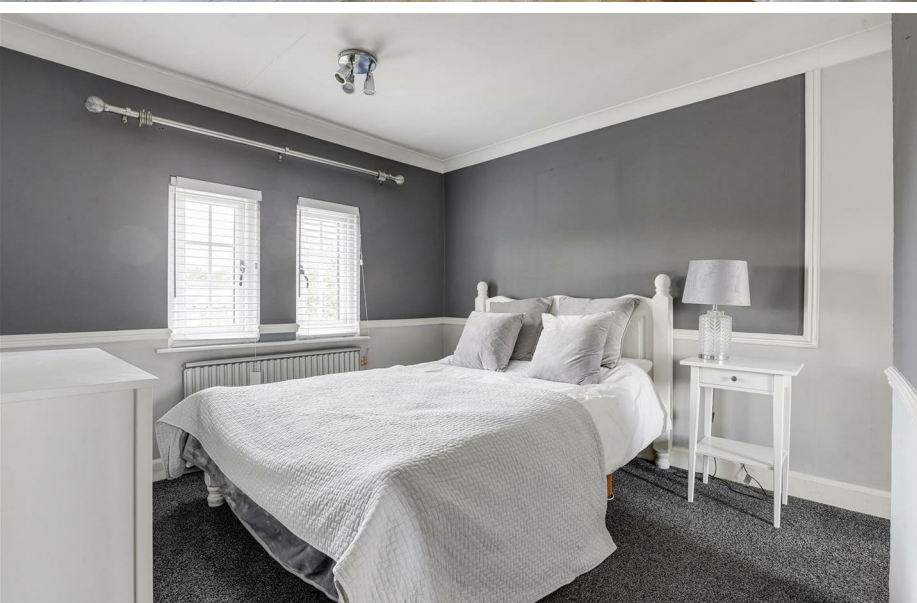
Meadow Lane, Long Eaton, Derbyshire NG10 2FP



FEATURE POOL ROOM AND SAUNA...

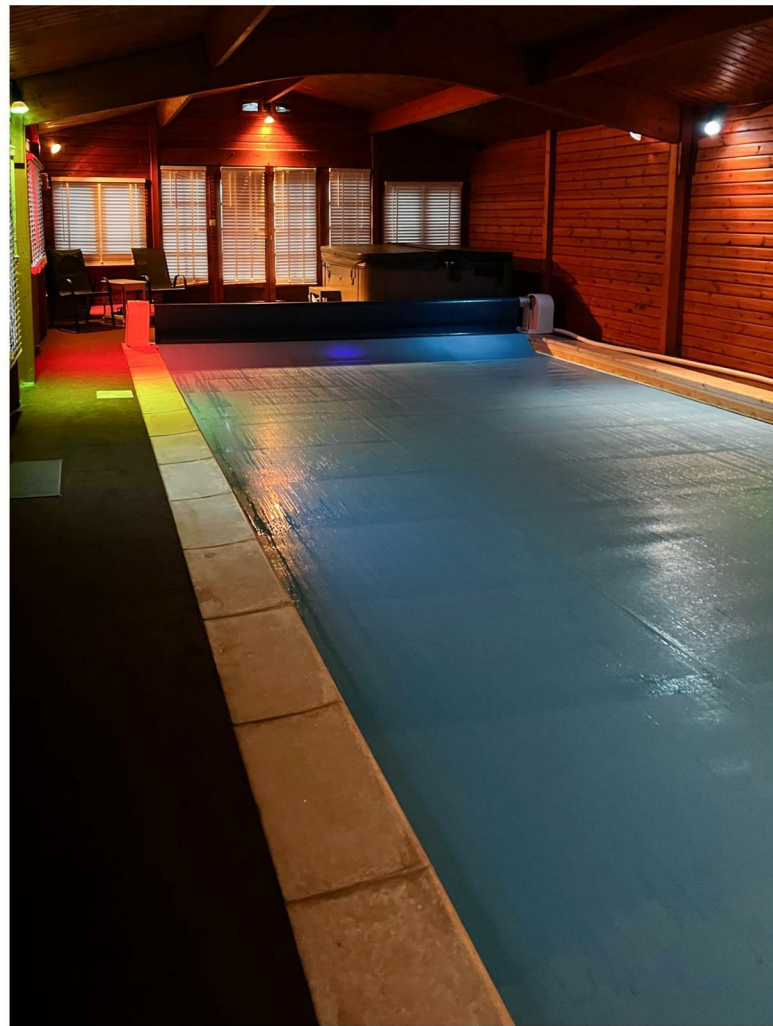
We proudly present this remarkable four-bedroom detached house that exudes timeless charm and offers an array of luxurious amenities. This captivating residence boasts a meticulously designed outdoor oasis, featuring a log cabin which houses the pool, sauna and hot-tub, ensuring an unparalleled living experience. Welcome to a home where character meets modern comfort. Situated in a quiet location within easy reach of various local amenities including The River Trent, excellent schools and commuting links. Step into the grandeur of this abode, where you'll find a spacious family room perfect for quality time together. The elegant living room exudes warmth, while the well-appointed fitted kitchen caters to culinary enthusiasts. Adjacent is the inviting conservatory, providing a sunlit retreat for relaxation. Movie nights come to life in the dedicated cinema room, offering an immersive entertainment experience. The pump room and convenient W/C add functional elements, while the bar/games room stands ready for hosting gatherings and celebrations. Journey upstairs to discover four generously sized bedrooms adorned with comfort and elegance. The four-piece bathroom suite offers a spa-like escape, while the master bedroom boasts an en-suite, ensuring privacy and convenience. This property redefines outdoor living. Two driveways provide ample parking, catering to your lifestyle needs. The private enclosed garden beckons with lush greenery and a serene atmosphere. The highlight of the outdoors is the log cabin which houses the heated pool which invites year-round aquatic enjoyment. Adjacent, the sauna and hot-tub allows you to unwind and rejuvenate, creating a private spa-like experience in your own backyard. A further versatile cabin at the bottom of the garden awaits. This four-bedroom detached house harmonises character and modern amenities, offering an unparalleled lifestyle





- Detached House
- Four Bedrooms
- Spacious Living Room, Family Room & Cinema Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & En-Suite To The Master Bedroom
- Bar/Games Room
- Feature Pool Room, Sauna & Hot-Tub
- Private Enclosed Garden
- Electric Gates Leading To Two Driveways
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs and a single door providing access into the accommodation

Family Room

10'4" x 9'11" (3.16m x 3.03m)

The family room has carpeted flooring, a radiator, an exposed brick wall, exposed ceiling beams and two arched windows to the front elevation

Living Room

26'7" x 10'8" (8.11m x 3.27m)

The living room has wooden flooring, an exposed brick wall with a feature fireplace, a TV point, two radiators, an air conditioning unit, partially panelled walls, exposed ceiling beams and two arched windows to the front elevation

Kitchen

14'4" x 9'11" (4.37m x 3.04m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast-style sink with a swan neck mixer tap, space for a Rangemaster cooker, an extractor fan, space for an American-style fridge freezer, tiled splashback, tiled flooring, an exposed brick wall, exposed ceiling beams, recessed spotlights and a UPVC double glazed window to the side elevation

Conservatory

20'7" x 18'10" (6.28m x 5.76m)

The conservatory has a feature log burner, a radiator, wall-mounted light fixtures, a polycarbonate roof and double French doors providing access to the rear garden

Cinema Room

18'9" x 16'3" (5.72m x 4.97m)

The cinema room has carpeted flooring, a TV point, two radiators, an air conditioning unit, partially panelled walls, three arched windows to the front elevation and double French doors providing access to the rear garden

Pump Room

8'9" x 6'8" (2.69m x 2.04m)

The pump room has lighting and power points

W/C

This space has a high-level flush W/C, a wall-mounted wash basin, wall-mounted light fixtures and tiled flooring

Alley

Bar/Games Room

18'9" x 11'3" (5.72m x 3.43m)

The bar/games room has partially panelled walls, exposed ceiling beams, recessed spotlights, a picture rail, two windows to the rear elevation and double French doors providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, recessed spotlights and provides access to the first floor accommodation

Bedroom One

28'0" x 22'1" (8.55m x 6.75m)

The large main bedroom has wooden flooring, a range of fitted wardrobes, storage cupboards and drawer units, access to the en-suite, a radiator, exposed ceiling beams, a feature window seat and seven windows to the front and rear elevations

En-Suite

10'2" x 4'6" (3.11m x 1.38m)

The en-suite has a low-level flush W/C, a vanity-style wash basin, a fitted shower enclosure, tiled splashback, a radiator, a loft hatch and tiled flooring

Bedroom Two

17'5" x 9'11" (5.32m x 3.03m)

The second bedroom has carpeted flooring, two radiators, coving to the ceiling, a loft hatch and four windows to the front and rear elevations

Bedroom Three

11'0" x 10'7" (3.36m x 3.24m)

The third bedroom has wooden flooring, a feature fireplace with a decorative surround, an in-built wardrobe, a radiator, recessed spotlights and two windows to the front elevation

Bedroom Four

12'4" x 8'0" (3.76m x 2.46m)

The fourth bedroom has wooden flooring, a radiator, coving to the ceiling and a window to the rear elevation

Bathroom

9'0" x 5'11" (2.76m x 1.81m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a heated towel rail, wall-mounted light fixtures and floor-to-ceiling tiles

Bathroom

10'1" x 6'9" (3.08m x 2.08m)

The bathroom has a tiled bath with central taps and hand-held shower fixture, a fitted shower enclosure, a heated towel rail, recessed spotlights and an obscure to the rear elevation

OUTSIDE

Front

To the front of the property there are electric gates leading to two separate driveways providing ample off-road parking and a range of plants and shrubs

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, two decked areas, a log cabin which houses the swimming pool, sauna and hot-tub, a shed, a further versatile. cabin courtesy lighting, a range of plants and shrubs and panelled fencing

Pool Room

45'1" x 19'10" (13.75m x 6.07m)

The pool room has a heated swimming pool, an electric pool cover, an eight-seater hot tub, windows to the front and side elevations and double doors providing access

Sauna

Shed

9'3" x 8'8" (2.82m x 2.66m)

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band E

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.

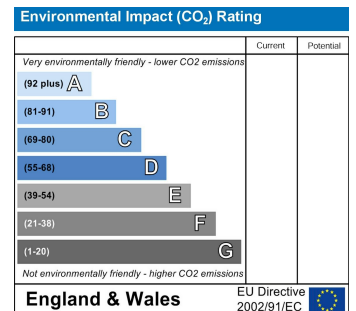
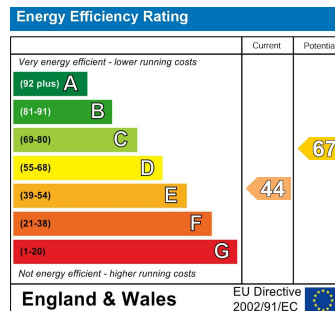
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Meadow Lane, Long Eaton, Derbyshire NG10 2FP

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.