

# HoldenCopley

PREPARE TO BE MOVED

Lawson Avenue, Long Eaton, Derbyshire NG10 1BN

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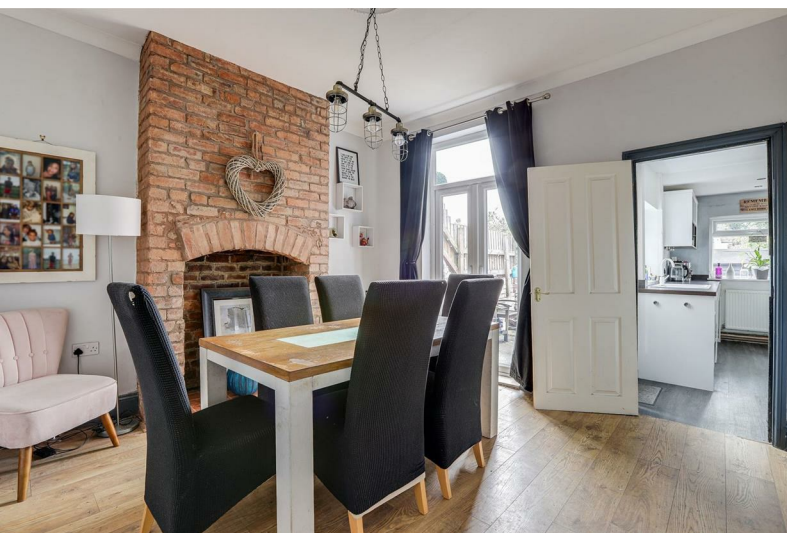
Asking Price £220,000

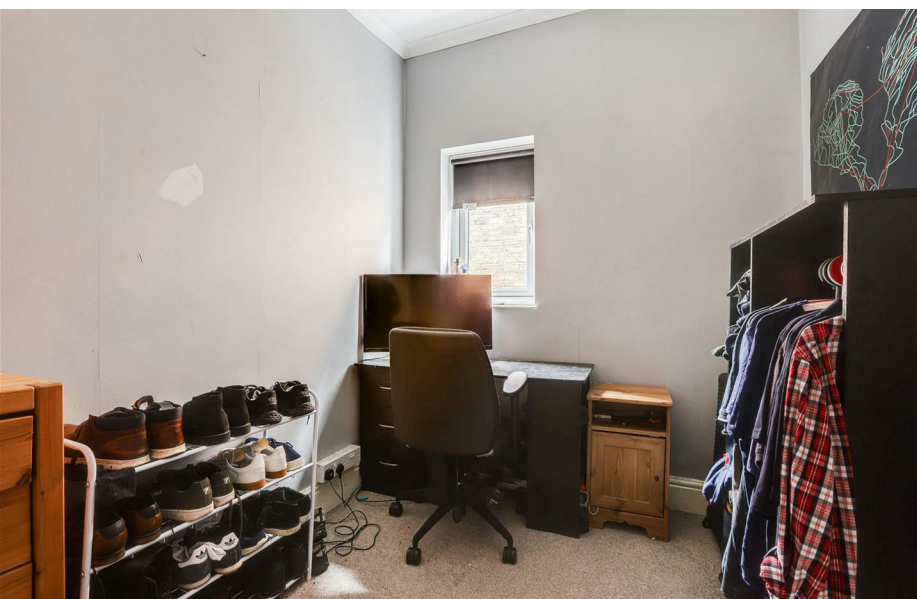
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## WELL-PRESENTED THROUGHOUT...

Nestled in a quiet and desirable residential neighbourhood, this well-presented three-bedroom end-terrace house is a true gem that promises comfortable living and ample space for your family. Offering a harmonious blend of classic charm and modern convenience, this property boasts a range of features that will make you feel right at home. As you step through the inviting entrance hall, you'll immediately notice the warm and welcoming atmosphere of this home. The ground floor comprises a spacious bay-fronted living room, perfect for cosy evenings with family or entertaining friends. The adjoining dining room offers a versatile space for formal meals or casual gatherings and the fitted kitchen is a true chef's delight, equipped with modern appliances and ample counter space for meal preparation. Heading upstairs, you'll discover three generously-sized bedrooms, each bathed in natural light and featuring ample storage options. The four-piece bathroom suite is a haven of relaxation, providing both a bathtub and a separate shower cubicle. Additionally, this property benefits from a loft space, offering fantastic potential for customisation or additional storage. This property offers the best of both worlds when it comes to outdoor living. To the front, you'll find convenient on-street parking, ensuring that you'll always have a place for your vehicles. However, it's the rear garden that truly sets this property apart. The generous-sized private enclosed garden is a haven of tranquillity, featuring multiple seating areas where you can enjoy outdoor dining, a morning coffee or simply bask in the sun. The garden also boasts a lush lawn, perfect for play and relaxation, and a charming wooden bar area, ideal for hosting barbecues and summer gatherings. This property is situated in a popular location within close proximity to various local amenities including West Park, excellent transport links, great school catchments and commuting links





- End-Terraced House
- Three Bedrooms & Loft Space
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Generous-Sized Private Enclosed Garden
- On-Street Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'2" x 2'11" (4.63m x 0.90m )

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

### Living Room

14'5" x 12'11" (max) (4.41m x 3.69m (max))

The living room has wooden flooring, a recessed chimney breast alcove with a feature log burner and a decorative surround, a TV point, a fitted storage cupboard and a double glazed window to the front elevation

### Dining Room

12'0" x 11'11" (max) (3.67m x 3.65m (max))

The dining room has wooden flooring, a exposed brick chimney breast, a radiator, coving to the ceiling, a feature ceiling rose and UPVC double French doors providing access to the rear garden

### Kitchen

13'10" x 6'11" (4.23m x 2.11m )

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated fridge freezer, a pantry, a radiator, wood-effect flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevations and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

11'11" x 5'7" (3.65m x 1.72m )

The landing has carpeted flooring, a radiator, a dado rail and provides access to the first floor accommodation

### Bedroom One

14'8" x 11'11" (max) (4.48m x 3.65m (max))

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

### Bedroom Two

8'8" x 8'7" (max) (2.65m x 2.64m (max))

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Three

9'4" x 7'0" (2.86m x 2.15m )

The third bedroom has carpeted flooring, coving to the ceiling and a UPVC double glazed window to the side elevation

### Bathroom

8'9" x 6'11" (2.68m x 2.13m )

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a panelled bath, a corner fitted shower enclosure with a waterfall-style and hand-held shower fixture, a heated towel rail, herringbone-style flooring, recessed spotlights and a UPVC double glazed window to the side elevation

## SECOND FLOOR

### Landing

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

### Loft Space

12'6" x 11'6" (max) (3.82m x 3.53 (max))

The loft space has carpeted flooring, storage in the eaves and a Velux window

## OUTSIDE

### Front

To the front of the property there is access to on-street parking

### Rear

To the rear of the property is a generous-sized private enclosed garden with a block paved patio area, a well-maintained lawn, a decked seating area, a wooden bar area, a range of plants, trees and shrubs, a shed, courtesy lighting, an outdoor tap and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

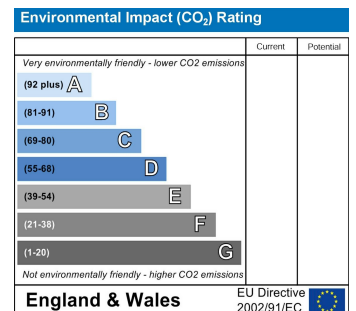
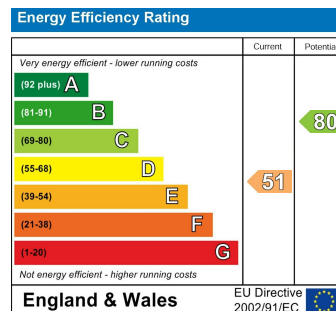
The vendor has advised the following:

Property Tenure is Freehold

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# Lawson Avenue, Long Eaton, Derbyshire NG10 1BN

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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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