

HoldenCopley

PREPARE TO BE MOVED

Lakeside Crescent, Long Eaton, Derbyshire NG10 3GH

Guide Price £240,000

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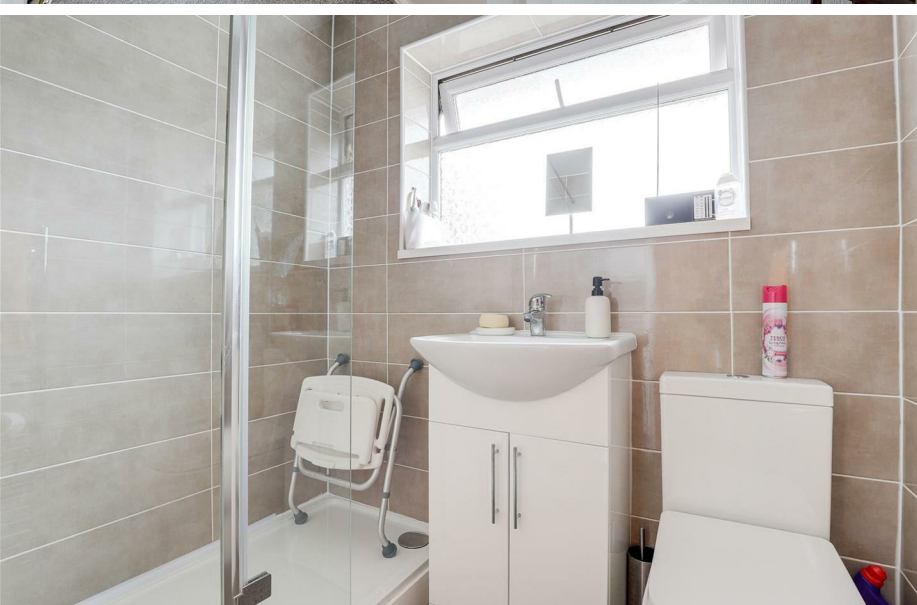
GUIDE PRICE £240,000 TO £250,000

SEMI DETACHED HOUSE...

Welcome to this inviting semi-detached residence, presenting an alluring opportunity for discerning buyers. Nestled just moments away from the local conveniences such as shops, schools, and more, residents will delight in the convenience of everyday life. Noteworthy for its close proximity to West Park and excellent transport links via the M1, ensuring seamless connectivity to nearby areas. Upon entry, the porch sets the tone, leading into a generously sized living room that invites both relaxation and social gatherings. The heart of the home resides in the well-appointed kitchen diner. Ascending to the first floor reveals three bedrooms and a three-piece bathroom suite, effortlessly catering to the needs of a modern family. Externally, the property exudes kerb appeal with a front lawn and a block-paved driveway leading to the garage, providing ample parking space. The rear garden showcases a patio area, a lawn, and thoughtfully planted borders embraced by established shrubs and bushes, all enclosed by a fence panelled boundary.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, an in-built cupboard, and a UPVC door with a stained glass insert providing access into the accommodation.

Living Room

16'11" x 12'6" (5.16m x 3.83m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace with a stone-effect surround, coving to the ceiling, a TV point, and carpeted flooring.

Kitchen Diner

9'1" x 16'10" (2.78m x 5.15m)

The kitchen diner has a range of fitted wall and base units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, a radiator, tiled splashback, wood-effect and carpeted flooring, two UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

landing

7'1" x 6'3" (2.16m x 1.92m)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft and access to the first floor accommodation.

Bedroom One

10'2" x 12'3" (3.12m x 3.74m)

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

Bedroom Two

9'7" x 10'3" (2.93m x 3.14m)

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

Bedroom Three

8'9" x 6'4" (2.67m x 1.94m)

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

Bathroom

5'6" x 6'2" (1.68m x 1.90m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a rainfall shower head and a handheld shower head, recessed spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and slate tiled flooring.

OUTSIDE

Front

To the front of the property is a small lawn with a planted border surround, and a block paved driveway to the garage.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders with established shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

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.

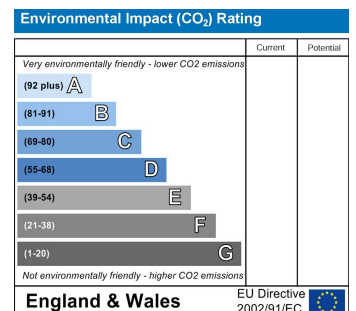
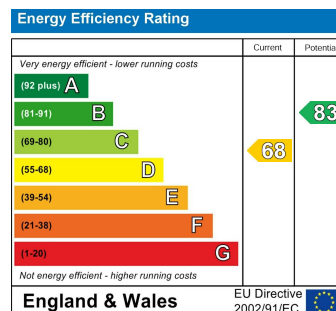
The vendor has advised the following:

Property Tenure is Freehold

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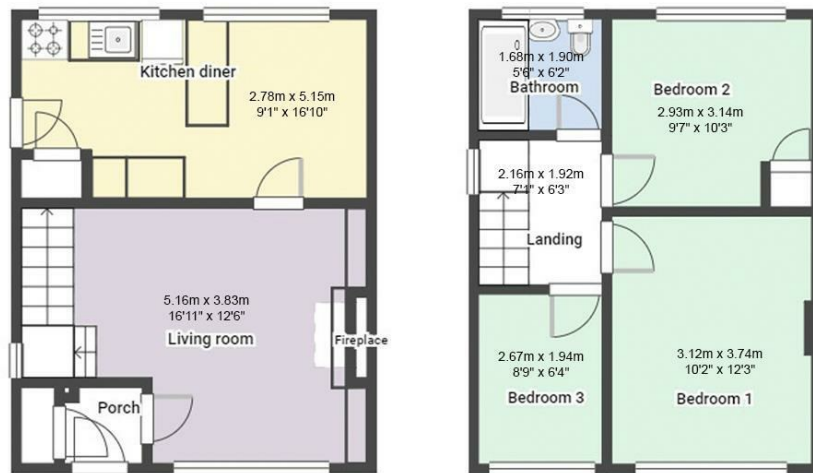
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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