

HoldenCopley

PREPARE TO BE MOVED

Leicester Street, Long Eaton, Nottinghamshire NG10 1FJ

Guide Price £230,000 - £240,000

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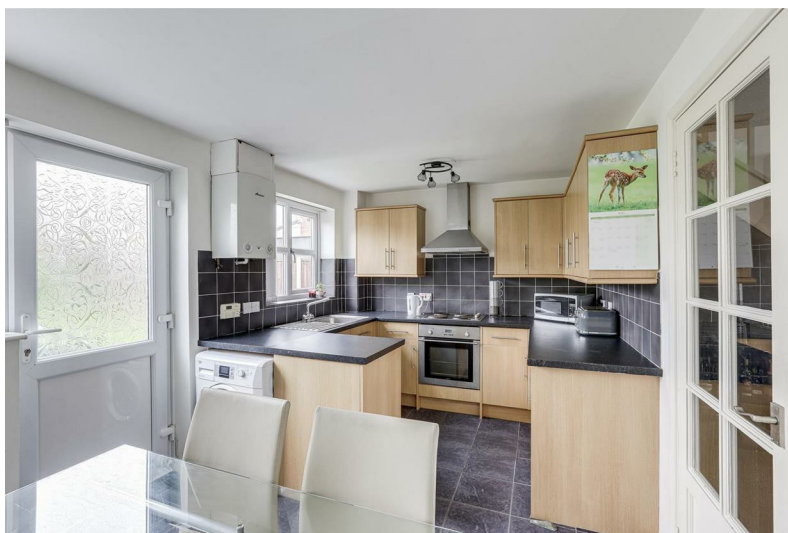


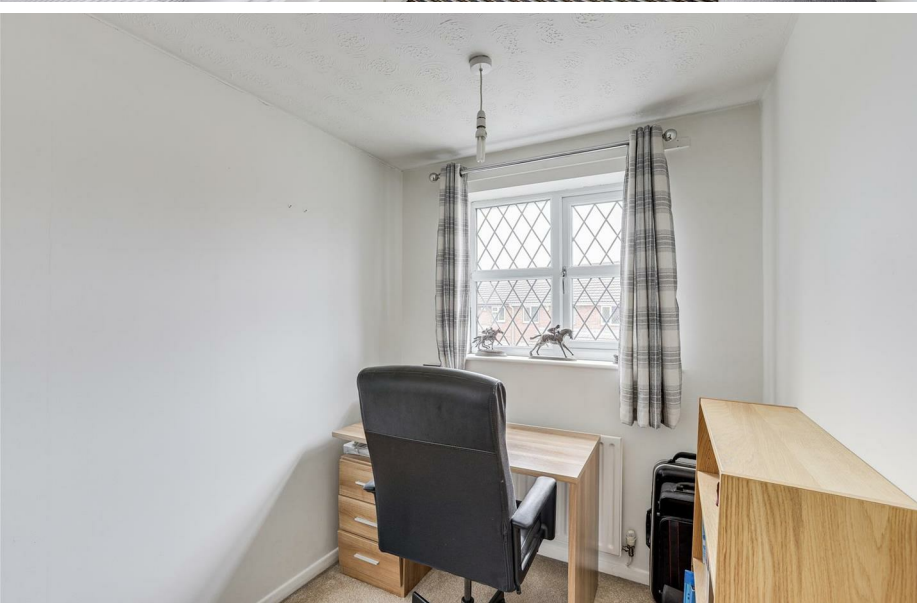
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LOCATION LOCATION LOCATION...

Nestled in a highly desirable location, this three bedroom semi-detached house presents an ideal haven for both first-time buyers and growing families alike. This property is situated within close proximity to an array of local amenities, from the scenic Attenborough Nature Reserve to convenient shops, excellent transport links and great school catchments. Step through the entrance hall into the ground floor to discover a W/C, a cosy living room and a fitted kitchen/diner. Ascend to the first floor to discover three bedrooms, alongside a three-piece bathroom suite. Outside, the property presents a driveway, accommodating two vehicles with ease, while the rear garden beckons with its private oasis, featuring a patio area, a lawn and a handy shed for storage needs. With its blend of comfort, convenience, and contemporary living spaces, this semi-detached abode promises an idyllic lifestyle for those eager to make it their own.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Downstairs W/C
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Off Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'4" x 4'1" (1.95m x 1.26m)

The entrance hall has vinyl flooring, a wall-mounted consumer unit and a single composite door providing access into the accommodation.

W/C

6'4" x 3'2" (1.95m x 0.97m)

This space has a low level flush W/C, a wall-mounted wash basin, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'6" x 14'11" (max) (4.73m x 4.55m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, a radiator and an open staircase.

Kitchen/Diner

14'10" x 8'11" (4.54m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an electric hob with an extractor fan, partially tiled walls, a wall-mounted boiler, a radiator, tiled flooring, space for a fridge, space and plumbing for a washing machine, two UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

8'2" x 6'2" (2.50m x 1.90m)

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

Master Bedroom

13'3" x 8'5" (4.05m x 2.59m)

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

Bedroom Two

8'7" x 8'5" (2.62m x 2.59m)

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

Bedroom Three

10'4" x 6'5" (max) (3.17m x 1.97m (max))

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

Bathroom

6'4" x 5'5" (1.94m x 1.66m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small garden with a lawn and a driveway with the availability to park two vehicles.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a lawn, a patio area, a shed and a lockable single gate providing access into the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G available & some 3G/5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

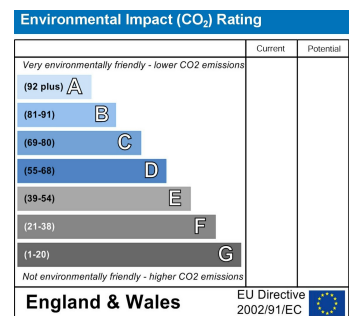
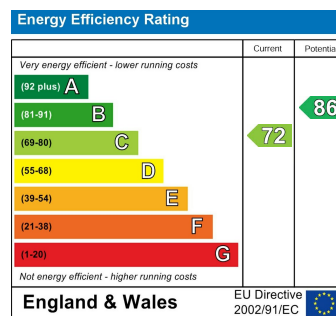
The vendor has advised the following:

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 requires 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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