

# HoldenCopley

PREPARE TO BE MOVED

Ingleby Road, Long Eaton, Nottinghamshire NG10 3DH

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**Guide Price £200,000**



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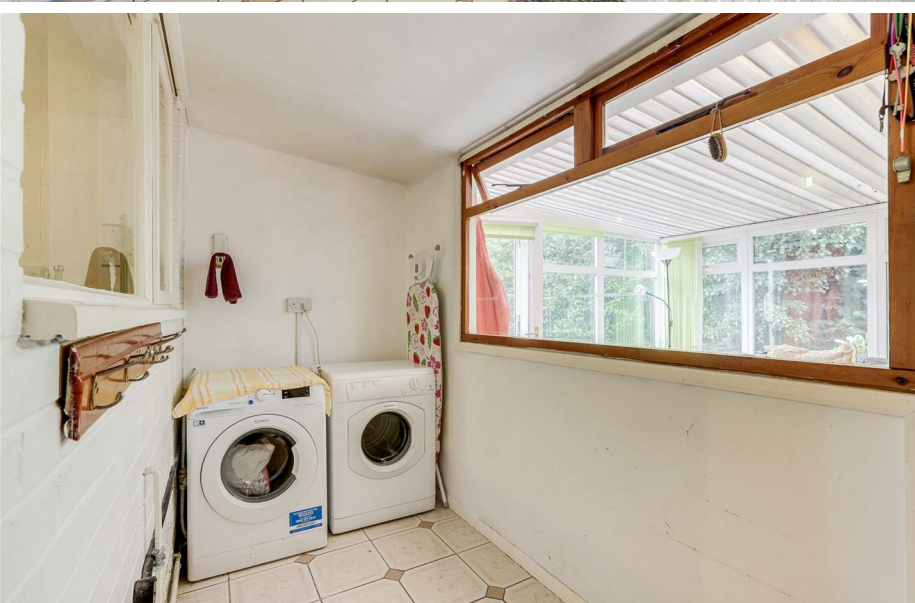


GUIDE PRICE: £200,000 - £220,000

This semi-detached house with a large garden and drive, situated on a corner plot is ready for immediate move-in, with a need for some decoration, boasting great potential for first-time buyers, families and professionals. It also offers easy access to local shops, schools, and a variety of amenities. Excellent transport links via the M1 motorway and a railway station just 1.1 miles away, including direct Skylink service to East Midlands Airport, all ensure convenient travel. This property is within walking distance to Sawley Park, along with nearby beautiful countryside spots such as Trent Lock and Sawley Marina, ideal for dog walking and family outings. Upon entering the property, you are greeted by an entrance hall that sets the tone for the rest of the home. The spacious living room leads into the fitted kitchen diner. Adjacent to the kitchen diner is a utility room, offering additional storage and convenience, and featuring access to a ground floor W/C. The conservatory, accessed from the utility room, overlooks the rear garden. On the first floor, you will find three bedrooms, each offering ample space and, the landing with beautiful views of the surrounding fields, and a three-piece wet room. Externally, the property features a driveway providing ample off-road parking. The rear garden offers an enclosed, private space for outdoor enjoyment, including a patio area, a lawn, and various established bushes and trees that create a natural boundary. There is also a separate, substantial space at the back of the garden with lots of potential to reinstate a dog run' or have a summer house. It also has a gate to gain easy access to the fields at the back of the house. (Currently housing a green house). To the front of the property is a substantial driveway, with ample parking space, established bushes and shrubs, access to the rear and side garden, and access into the garage.







- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen Diner & Utility Room
- Conservatory
- Wet Room
- Garage
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

7'6" x 4'7" (max) (2.31m x 1.42m (max))

The entrance hall has carpeted flooring, a wall-mounted heater, and a UPVC door providing access into the accommodation.

### Living Room

15'8" x 10'10" (max) (4.79m x 3.31m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

### Kitchen/Diner

14'3" x 9'9" (4.35m x 2.69m )

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a dishwasher, space for a fridge freezer, a wall-mounted boiler (New 2024), space for a dining table, a radiator, partially tiled walls, ceramic tiled flooring, a window to the rear elevation, and a single door providing access into the utility room.

### Utility

11'4" x 4'6" (3.47m x 1.39m )

The utility room has space and plumbing for a washing machine, space for a tumble dryer, ceramic tiled flooring, a wooden framed window, and a single door into the conservatory.

### W/C

4'6" x 2'8" (1.38m x 0.82m )

This space has a low level flush W/C, a corner pedestal wash basin, an extractor fan, floor-to-ceiling tiling, and ceramic tiled flooring

### Conservatory

13'3" x 9'0" (4.06m x 2.76m )

The conservatory has ceramic tiled flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, and a single door opening out to the rear garden.

## FIRST FLOOR

### Landing

9'0" x 5'11" (2.75m x 1.81m )

The landing has a UPVC double glazed window to the side elevation, a wall-mounted heater, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

12'8" x 7'11" (3.88m x 2.42m )

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

### Bedroom Two

11'10" x 7'11" (max) (3.62m x 2.42m (max))

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

### Bedroom Three

9'8" x 5'11" (max) (2.97m x 1.81m (max))

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

### Wet Room

5'10" x 5'2" (max) (1.80m x 1.59m (max))

The wet room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted pedestal wash basin, a wall-mounted electric shower, a radiator, an extractor fan, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a driveway, established bushes and shrubs, access to the rear and side garden, and access into the garage.

### Garage

15'10" x 8'2" (4.85m x 2.49m )

The garage has lighting, electrics, ample storage, and an up-and-over door opening out onto the driveway.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a further patio area to the side garden, and various established bushes and trees for the 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, 4G - Some coverage of 3G & 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.

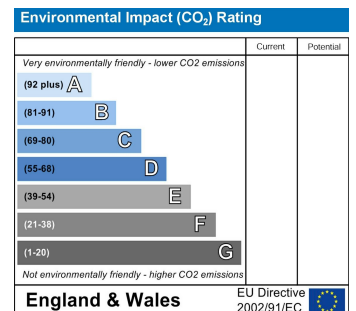
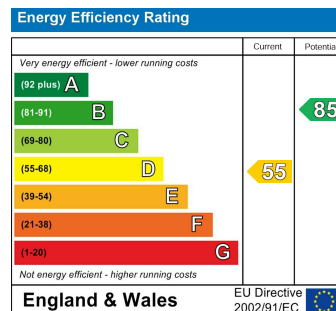
The vendor has advised the following:

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.

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.







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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