

HoldenCopley

PREPARE TO BE MOVED

Lynden Avenue, Long Eaton, Nottinghamshire NG10 1AD

Guide Price £400,000 - £425,000

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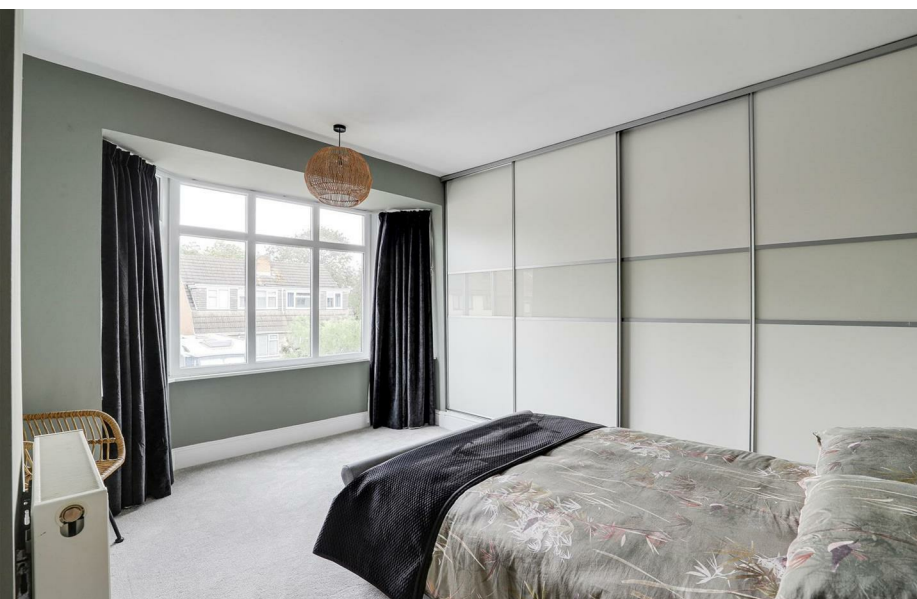
GUIDE PRICE £400,000 - £425,000

DETACHED FAMILY HOME...

This beautifully presented and spacious three-bedroom detached house offers an impressive blend of comfort and style, situated in a sought-after location. Within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property is perfectly positioned for modern family living. Upon entering, you're greeted by an entrance hall, leading to a convenient W/C. The ground floor flows effortlessly, showcasing a sleek, modern fitted kitchen. Adjacent is a versatile family room, perfect for relaxation or play, while the formal dining room offers a stunning space for hosting dinners. The generously sized living room is bathed in natural light, creating an inviting atmosphere, and an additional cozy sitting room provides the perfect retreat for quieter moments or as a flexible multi-purpose space. Upstairs, the first floor offers three spacious and well-appointed bedrooms, each thoughtfully designed for comfort and style. The master bedroom benefits from an elegant en-suite and a large dressing room, which could easily be transformed into a fourth bedroom to suit the needs of a growing family. A three-piece bathroom suite serves the remaining bedrooms, and access to the loft provides plenty of additional storage space. Externally, the property continues to impress with its charming curb appeal, featuring gravel driveways on either side of the house, providing ample parking for multiple vehicles. To the rear, a private south-facing garden awaits, offering a peaceful sanctuary with a well-maintained lawn, perfect for outdoor activities, a spacious patio area ideal for alfresco dining or entertaining, and a practical shed for extra storage. This home truly combines luxurious living with a family-friendly layout in an enviable location.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms - Featuring A Dressing Room & En-Suite To The Master
- Four Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Large South Facing Rear Garden
- Two Driveways
- New Boiler Installed In February 2024
- Popular Location





GROUND FLOOR

Entrance Hall

7'2" x 13'0" (2.19m x 3.97m)

The entrance hall has carpeted flooring, a radiator, a built-in cupboard and a single door providing access into the accommodation.

W/C

3'11" x 3'2" (1.21m x 0.98m)

This space has a low level flush W/C, a wash basin with fitted storage, tile-effect flooring, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Kitchen

20'11" x 13'3" (6.39m x 4.06m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker with an extractor hood, a stainless steel sink with two drainers, space and plumbing for a washing machine, tumble dryer and dishwasher, space for a fridge-freezer, wood-effect and tiled flooring, partially tiled walls, a radiator, an exposed brick recessed chimney breast alcove, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access out to the side of the property and UPVC double French doors providing access out to the garden.

Family Room

12'10" x 12'9" (3.92m x 3.91m)

The family room has carpeted flooring, a vertical radiator, recessed spotlights, open access into the dining room and sliding patio doors providing access out to the garden.

Dining Room

8'7" x 14'6" (2.63m x 4.43m)

The dining room has carpeted flooring and a UPVC double-glazed window to the rear elevation.

Living Room

13'3" x 16'11" (4.05m x 5.17m)

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

Sitting Room

12'9" x 12'10" (3.91m x 3.93m)

The sitting room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a wall-mounted feature fireplace.

FIRST FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard with double doors, access to the loft and provides access to the first floor accommodation.

Master Bedroom

10'10" x 9'1" (3.32m x 2.79m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted sliding door wardrobes and access into the dressing room.

Dressing Room

9'1" x 12'11" (2.77m x 3.95m)

The dressing room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

5'11" x 5'7" (1.81m x 1.72m)

The en-suite has a low level flush W/C, a wash basin, a fitted shower enclosure with a mains-fed shower, carpeted flooring, panelled and tiled walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'11" x 13'5" (3.94m x 4.11m)

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

Bedroom Three

13'6" x 10'7" (4.12m x 3.24m)

The third bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and fitted sliding door wardrobes.

Bathroom

9'4" x 6'3" (2.85m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted double ended bath, carpeted flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a brick wall, mature shrubs and a gravel driveway to each side of the house.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a patio, a lawn, various plants, mature trees and shrubs, a shed, exterior lights and an outdoor tap.

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 - Ultrafast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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:

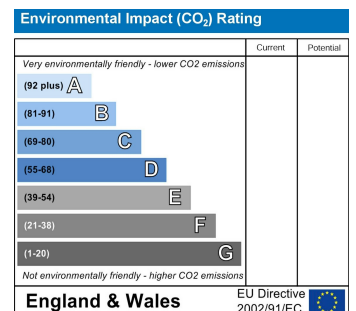
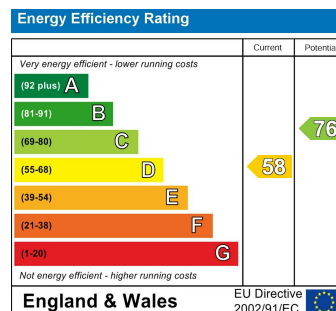
Property Tenure is Freehold

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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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0115 8963 699

30 Market Place, Long Eaton, NG10 ILT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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