

# HoldenCopley

PREPARE TO BE MOVED

Stone Meadows, Long Eaton, Derbyshire NG10 1EX

---

£280,000



Stone Meadows, Long Eaton, Derbyshire NG10 1EX





## POPULAR LOCATION...

Situated in the popular area of Long Eaton, this three-bedroom detached house is close to local amenities, including shops, eateries, and reliable transport links. The ground floor features an entrance hall leading to a spacious reception room with a designated dining area—ideal for both relaxing and entertaining. The modern kitchen is thoughtfully designed to cater to all your culinary needs, while a convenient ground floor W/C completes this level. Upstairs, the home offers two double bedrooms, a single bedroom, and a three-piece bathroom suite. The front of the property features a driveway providing off-road parking for multiple vehicles and access to a garage for additional storage or parking. To the rear, there is an enclosed garden that boasts a patio seating area, a lawn, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*9" x 6\*1" (0.85m x 1.86m)

The entrance has tiled flooring, a radiator, a UPVC double-glazed obscure window to the side elevation and a single composite door providing access into the accommodation.

W/C

5\*5" x 2\*10" (1.67m x 0.87m)

This space has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, partially tiled walls, a radiator, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

Living Room

16\*9" x 13\*6" (5.13m x 4.14m)

The living room has laminate wood-effect flooring, carpeted stairs, a radiator, a dado rail, ceiling coving, a feature fireplace, open-plan to the dinging area and a UPVC double-glazed bow window to the front elevation.

Dining Room

10\*1" x 8\*7" (3.09m x 2.64m)

The dining room has laminate wood-effect flooring, a radiator, a dado crail, ceiling coving and sliding patio doors opening out to the rear garden.

Kitchen

7\*8" x 9\*8" (2.36m x 2.97m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the side of the property.

FIRST FLOOR

Landing

5\*9" x 8\*5" (1.75m x 2.57m)

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

Master Bedroom

12\*2" x 9\*5" (3.71m x 2.87m)

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

Bedroom Two

11\*4" x 9\*6" (3.46m x 2.90m)

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

Bedroom Three

7\*1" x 9\*4" (2.18m x 2.85m)

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

Bathroom

5\*6" x 7\*1" (1.69m x 2.17m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear of the property, courtesy lighting and fence panelling boundary.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, plants and shrubs and fence panelling boundaries.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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

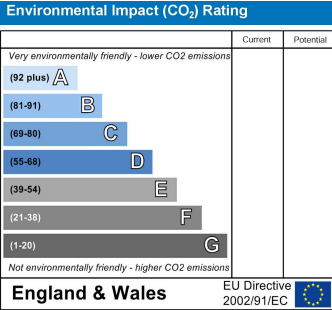
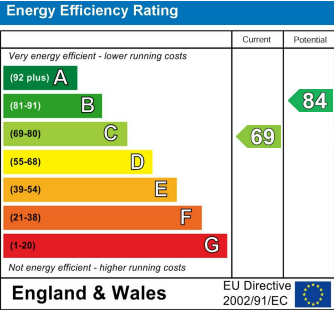
DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C  
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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

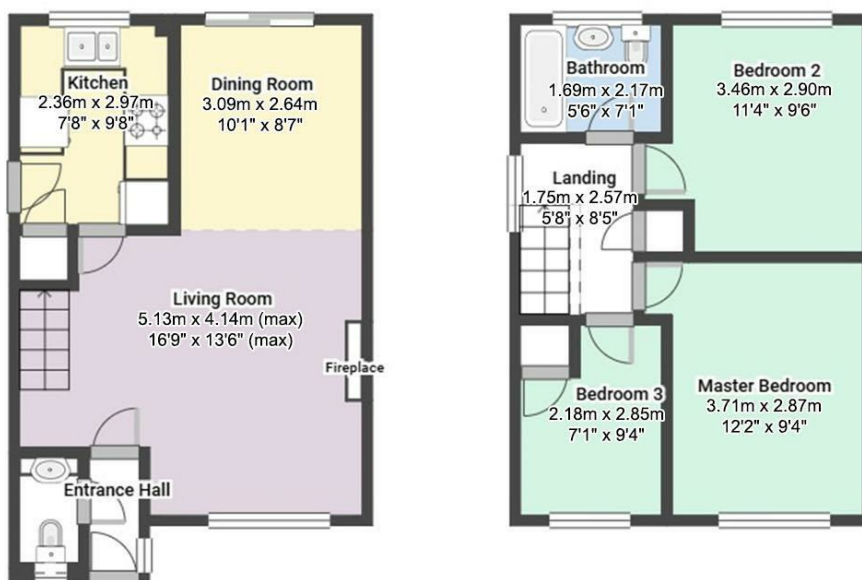
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Stone Meadows, Long Eaton, Derbyshire NG10 IEX

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.