

HoldenCopley

PREPARE TO BE MOVED

Meynell Road, Long Eaton, Derbyshire NG10 1AF

Guide Price £260,000 - £280,000

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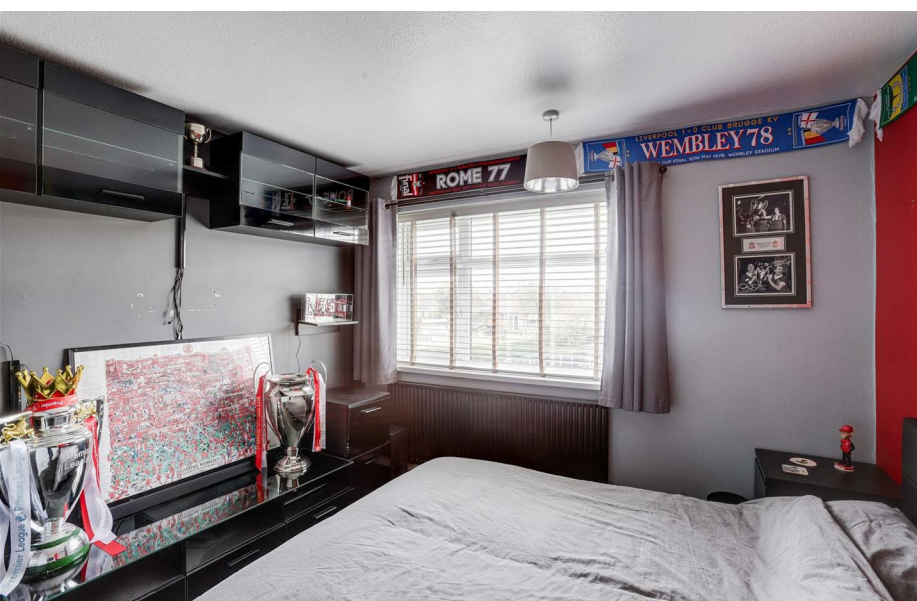
GUIDE PRICE £260,000 - £270,000

POPULAR LOCATION...

This beautifully presented three-bedroom semi-detached house is situated in the popular area of Long Eaton, offering convenient access to local amenities such as West Park, shops, excellent schools, and regular transport links to Nottingham and Derby City Centre. The ground floor features a welcoming entrance hall leading to a spacious reception room, which offers ample space for both living and dining. Adjoining the reception room is a light-filled conservatory, providing an additional versatile living space. Completing the ground floor is a fitted kitchen, designed to meet all your culinary needs. The upper level boasts two double bedrooms, a comfortable single bedroom and a stylish bathroom, complete with a separate W/C. Outside, the front of the property features a driveway providing off-road parking for multiple vehicles and a neatly maintained garden area with a lawn and a variety of plants and shrubs. The rear garden is designed for low maintenance and features an artificial lawn bordered by selected plants and shrubs. A decked seating area leads to a charming summer house/bar, creating a perfect space for entertaining or relaxing.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Bathroom With Separate W/C
- Driveway
- Summer House
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'7" x 6'0" (3.24m x 1.84m)

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

Lounge/Dining Room

21'11" max x 11'4" (6.69m max x 3.46m)

The lounge/ dining room has carpeted flooring, a radiator, a dado rail, ceiling coving, a feature fireplace, a UPVC double-glazed bow window to the front elevation and sliding patio doors providing access to the conservatory.

Conservatory

8'11" x 9'4" (2.73m x 2.87m)

The conservatory has wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Kitchen

10'9" max x 8'9" (3.28m max x 2.68m)

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

Store

6'9" x 14'0" (2.07m x 4.27m)

This space has vinyl flooring, courtesy lighting, power supply and access to the front and rear of the property.

FIRST FLOOR

Landing

3'0" min x 7'9" (0.93m min x 2.37m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

7'2" x 11'1" (2.19m x 3.38m)

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

Bedroom Two

10'2" x 10'5" (3.12m x 3.20m)

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

Bedroom Three

7'10" max x 7'2" (2.40m max x 2.19m)

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

Bathroom

5'6" x 7'2" (1.69m x 2.19m)

The bathroom has a vanity storage unit with a wash basin, a double ended panelled bath with central taps and an electric shower fixture, a heated towel rail, waterproof wall boards, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

2'4" x 4'0" (0.73m x 1.23m)

This space has a low level dual flush W/C, waterproof wall boards and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting, a garden area with a lawn, plants and shrubs and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with an artificial lawn boarded by a variety of plants and shrubs, a decked area leading to the summer house/bar 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 1800Mbps & 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 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.

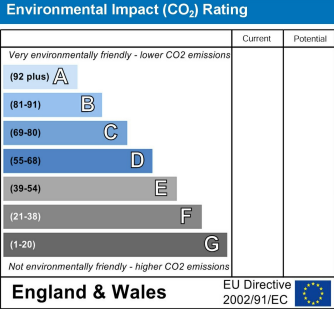
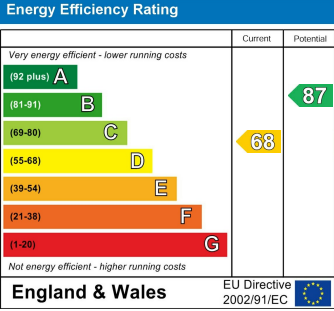
The vendor has advised the following:

Property Tenure is Freehold

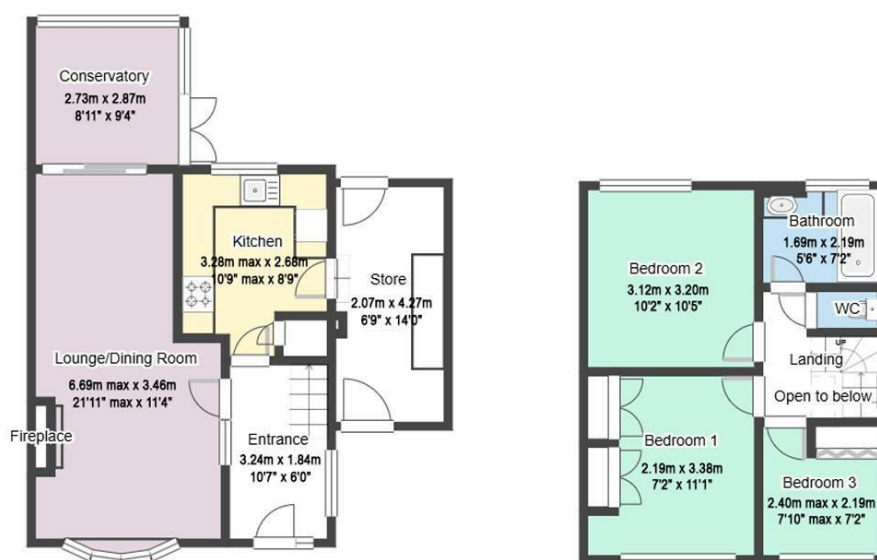
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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