

HoldenCopley

PREPARE TO BE MOVED

Lynden Avenue, Long Eaton, Derbyshire NG10 1AB

Offers Over £200,000 - £220,000

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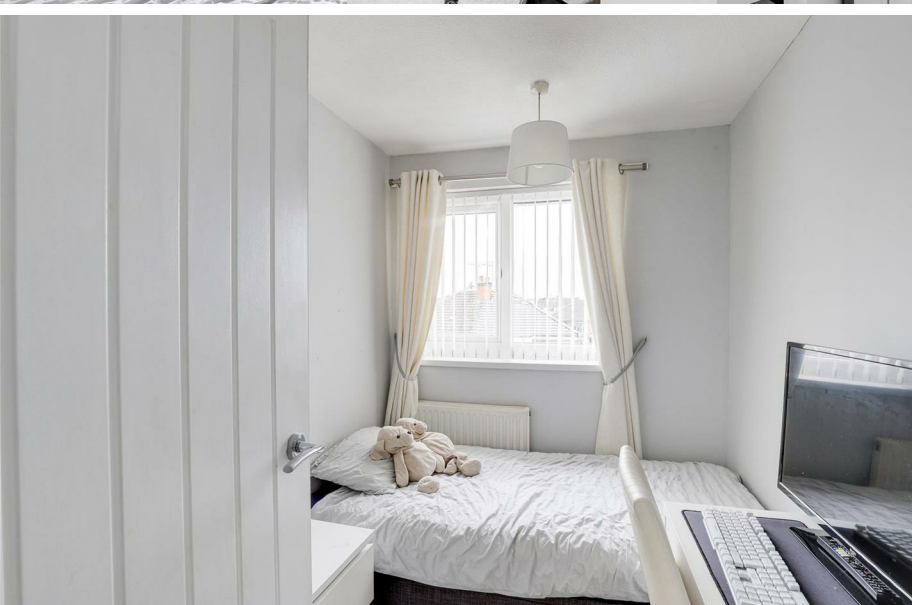
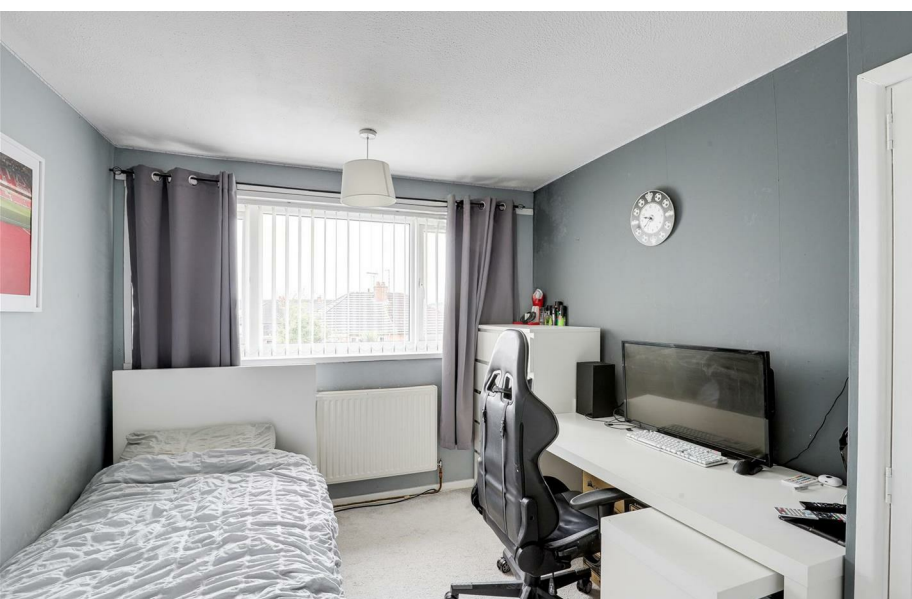
GUIDE PRICE £200,000 - £220,000

WELL-PRESENTED FAMILY HOME...

This three-bedroom semi-detached home offers a wealth of space both inside and out, making it an ideal purchase for any growing family. Situated in a popular residential location, the property is just a stone's throw away from a range of local amenities including shops, schools, excellent transport links, and easy access to the motorway. To the ground floor, the property features an entrance hall leading into a spacious yet cosy living room, complemented by a feature fireplace that adds a warm and homely feel, and a modern fitted kitchen with sleek units and integrated appliances. Bi-folding doors seamlessly connect the kitchen to a bright and airy conservatory, currently utilised as a dining room, ideal for extra living space. Completing the ground floor is a stylish three-piece bathroom suite. Upstairs, the first floor hosts three generously sized bedrooms, all of which benefit from in-built wardrobes, providing ample storage throughout. To the front of the property is a low-maintenance garden with gated access, while to the rear is a generous-sized garden with a lawn, a patio seating area, and a versatile shed. Additionally, the property benefits from a detached garage located in a nearby block.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- In-Built Storage
- South-Facing Garden
- Detached Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*2" x 2*9" (1.89m x 0.86m)

The entrance hall has tiled flooring, partially panelled walls, and a single composite door providing access into the accommodation.

Living Room

15*9" x 12*11" (4.82m x 3.96m)

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

Kitchen

9*2" x 8*7" (2.80m x 2.62m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and a drainer, an integrated double oven and a hob with a stainless steel splashback and an extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, tiled flooring, partially tiled walls, a chrome vertical radiator, and bi-folding doors leading out to the conservatory.

Conservatory

12*4" x 8*7" (3.78m x 2.62m)

The conservatory has tiled flooring, two wall-mounted electric heaters, space for a dining table, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and double French doors leading out to the rear garden.

Bathroom

6*0" x 5*2" (1.85m x 1.60m)

The bathroom has a concealed low level dual flush W/C with a vanity style wash basin and a mixer tap, a panelled double-ended bath with a wall-mounted rainfall and handheld shower fixture with a glass shower screen, wood-effect flooring, partially tiled walls, a vertical radiator, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

6*7" x 3*1" (2.03m x 0.94m)

The landing has carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

12*5" max x 9*11" (3.80m max x 3.04m)

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

Bedroom Two

11*8" max x 9*0" (3.57m max x 2.76m)

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

Bedroom Three

8*3" max x 6*4" (2.52m max x 1.95m)

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

OUTSIDE

Front

To the front of the property is a low-maintenance gravelled garden, a block-paved pathway, and gated access to the rear of the property.

Rear

To the rear of the property is a spacious south facing garden with a patio seating area, a lawn, block paved pathways, gravelled planters with plants and shrubs, a versatile shed, fence panelled boundaries, and gated access.

Garage

15*8" x 8*4" (4.80m x 2.56m)

The garage is situated in a block away from the house.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and most 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

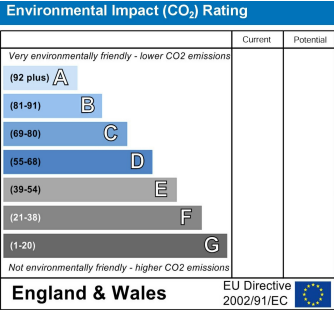
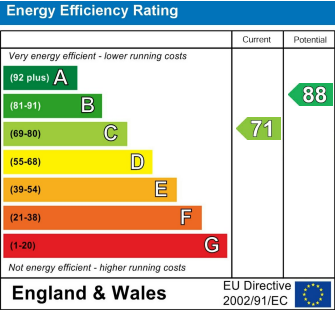
The vendor has advised the following:

Property Tenure is Freehold.

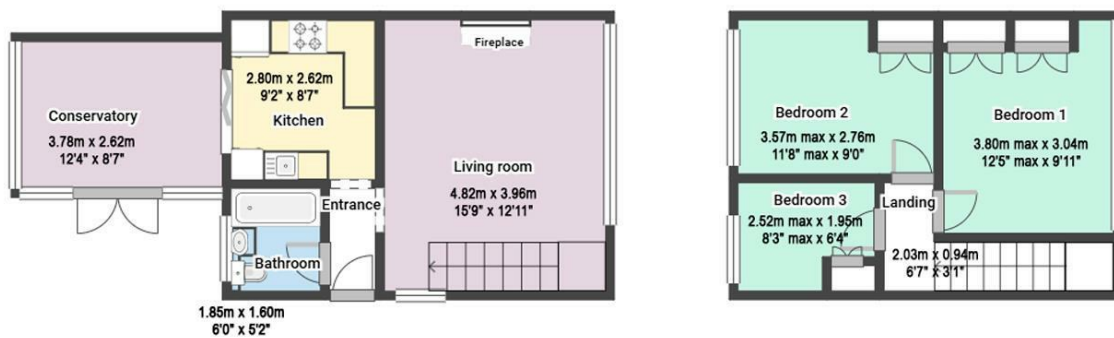
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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