

HoldenCopley

PREPARE TO BE MOVED

Hoselett Field Road, Long Eaton, Derbyshire NG10 1PU

Guide Price £210,000 - £220,000

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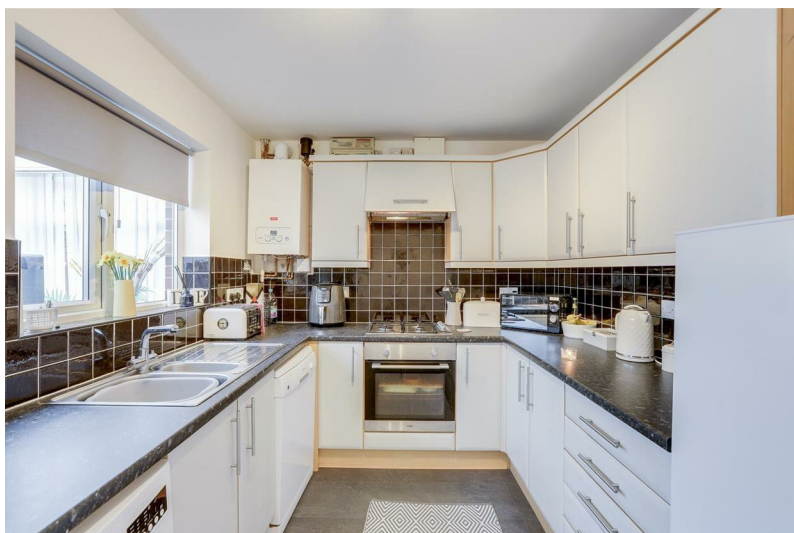


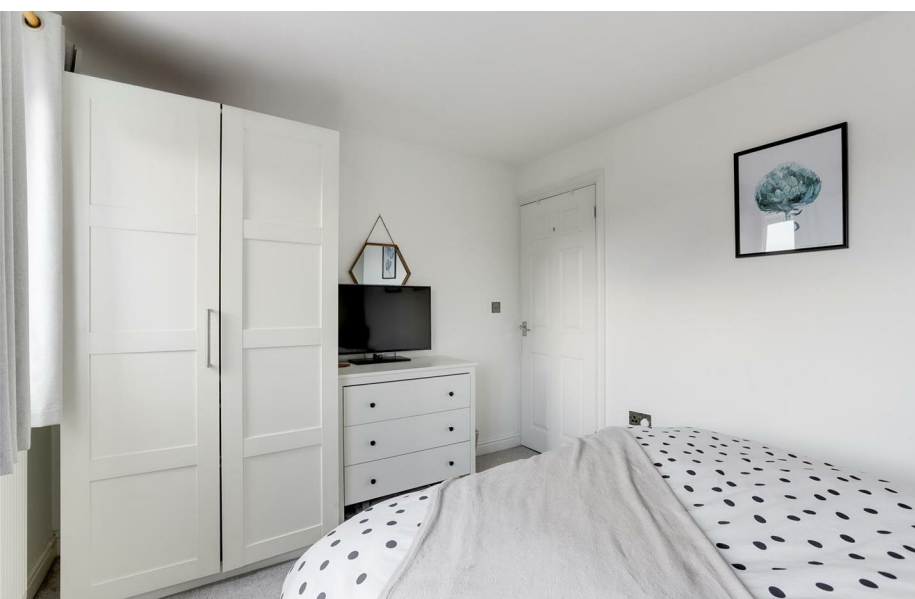
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NOT TO BE MISSED...

This two bedroom semi-detached house presents an inviting and comfortable home that is nestled in a the popular residential location of Long Eaton, which benefits from excellent transport links, allowing for easy access to Nottingham, Derby, and other neighbouring areas. A range of amenities, including shops, schools, parks, and leisure facilities, are within close proximity. The ground floor of this property features a convenient porch, which leads into the spacious and inviting living room with a feature fireplace, a fitted kitchen with ample storage space, and a versatile conservatory which can be utilised for a home office or a dining room. Upstairs, the property offers two well-appointed double bedrooms serviced by a three-piece bathroom suite. To the front of the property, there is a driveway providing off-street parking for multiple cars, a low-maintenance blue slate chipped front garden, and gated access to the rear. The south-facing rear garden features both a decked and paved patio seating areas, a lawned area, and a convenient shed for outdoor storage.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room With Feature Fireplace
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- South-Facing Garden
- Off-Street Parking
- Residential Location
- Must Be Viewed





GROUND FLOOR

Porch

3'4" x 3'1" (1.04m x 0.94m)
The porch has wood-effect flooring, an alarm panel, and a UPVC door providing access into the accommodation.

Living Room

17'11" x 12'0" (max) (5.48m x 3.67m (max))
The living room has wood-effect flooring, carpeted stairs, a feature fireplace with a decorative surround and a hearth, a radiator, a TV-point, and UPVC double-glazed windows to the front and side elevations.

Kitchen

12'0" x 8'0" (3.66m x 2.44m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven with a gas hob and an extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, a wall-mounted combi boiler, vinyl flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading to the conservatory.

Conservatory

10'9" x 9'5" (3.29m x 2.89m)
The conservatory has wood-effect flooring, UPVC double-glazed windows to the side and rear elevations, UPVC double-glazed obscure windows to the side elevation, a polycarbonate roof, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

9'0" x 8'3" (max) (2.76m x 2.54m (max))
The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'0" x 9'5" (3.68m x 2.89m)
The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

12'0" x 8'3" (3.68m x 2.53m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'10" x 4'11" (2.71m x 1.50m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a glass shower screen, vinyl flooring, partially tiled walls, a radiator, an in-built storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a blue slate chipped area, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a decked seating area, a paved patio seating area, a lawn, gravelled and planted borders, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply
Heating – Gas 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 all 4G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very 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 B

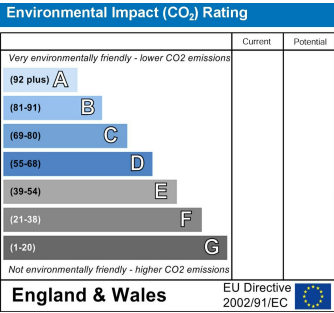
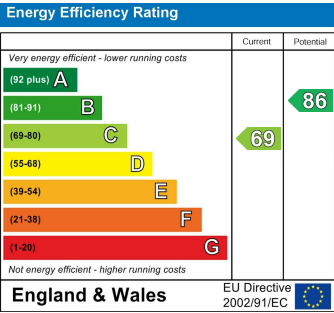
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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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 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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