

HoldenCopley

PREPARE TO BE MOVED

Meadow Lane, Long Eaton, Derbyshire NG10 2FQ

Guide Price £450,000 - £500,000

Meadow Lane, Long Eaton, Derbyshire NG10 2FQ



GUIDE PRICE £450,000 - £500,000

WELL-PRESENTED FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This beautifully presented three-bedroom detached home is finished to an exceptional standard throughout and would make a fantastic home for any growing family, professionals, or anyone looking for versatile living in a highly desirable area. The property is situated just a stone's throw from Spring Lakes Watersports and Leisure Centre, the River Trent, scenic countryside walks, excellent commuter links, and falls within highly regarded school catchments—making it the perfect blend of convenience and lifestyle. To the ground floor, the property comprises a welcoming entrance hall, a fitted kitchen diner with a range of integrated appliances, a separate utility room, and a bay-fronted dining room with open access into an extensive living area. There is also a versatile family room featuring a striking sky lantern roof and access to a stylish shower suite, along with sliding patio doors that open out to a bespoke sheltered bar area—ideal for year-round entertaining. Upstairs, the first floor offers three good-sized bedrooms, all serviced by a luxurious three-piece bathroom suite complete with a freestanding slipper bath and a charming high-level flush WC. Outside, the property boasts impressive kerb appeal with a double-entry driveway providing ample off-road parking and access into the garage. To the rear is a fantastic-sized, private garden featuring a patio area with a covered hot tub (included in the sale), a well-maintained lawn, herbaceous borders, and a separate outdoor store room. A home that truly ticks all the boxes—early viewing is highly recommended!

MUST BE VIEWED

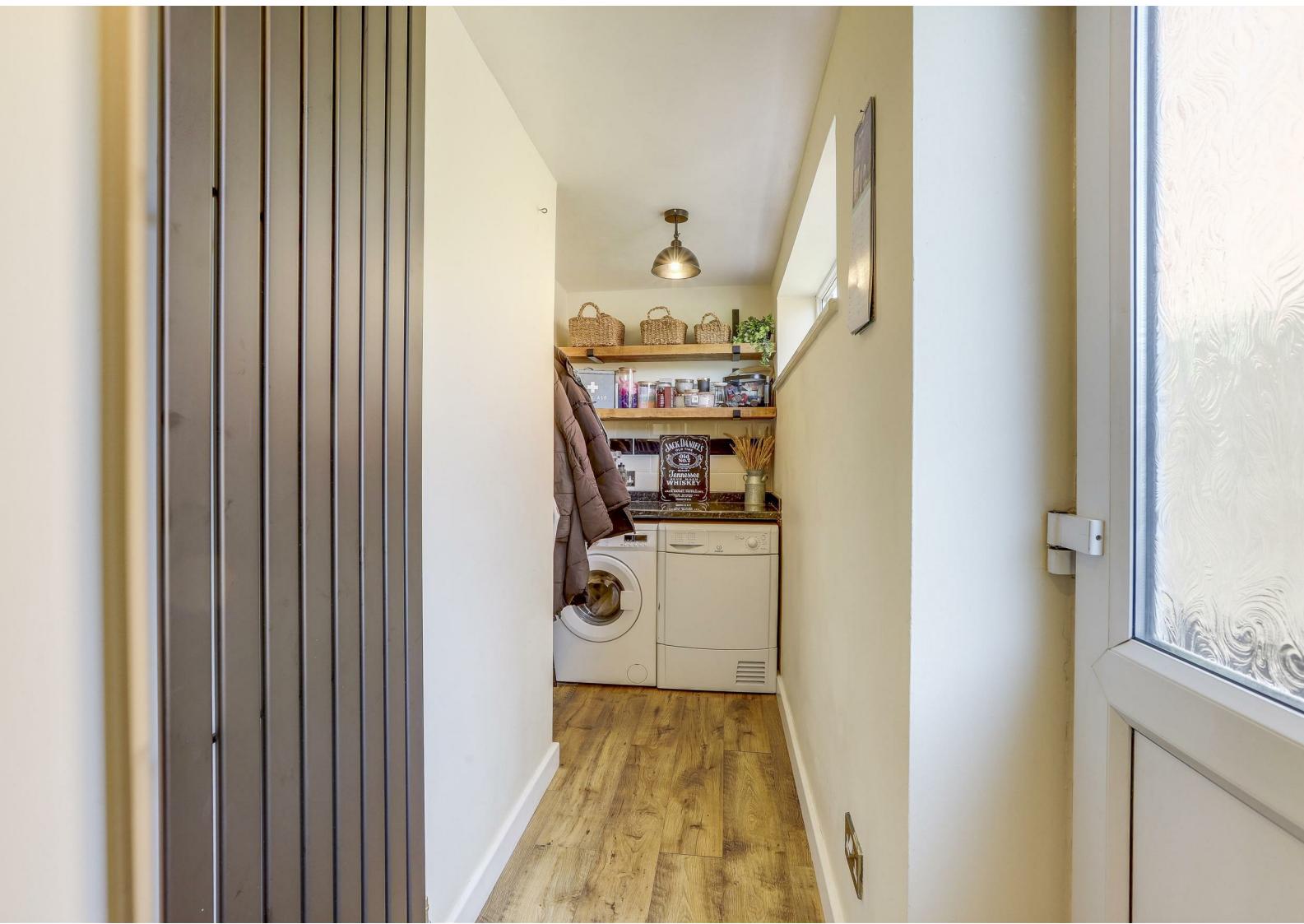




- Substantial Detached House
- Three Good-Sized Bedrooms
- Open Plan Living & Dining Room
- Stylish Fitted Kitchen Diner With Appliances
- Versatile Family Room Leading Onto Outdoor Bar Area
- Modern Shower Suite & First Floor Contemporary Bathroom
- Fantastic-Sized Garden With Hot-Tub
- Driveway For Multiple Cars & Garage
- Sought-After Location
- Must Be Viewed







GROUND FLOOR

Entrance Hall

14'4" x 9'3" (max) (4.39m x 2.83m (max))

The entrance hall features laminate flooring, coving, a radiator, carpeted stairs with a glass-panelled banister, a built-in under-stair cupboard, an arched UPVC double-glazed window to the front, an additional side window, and a composite door providing access into the home.

Under-Stair Cupboard

5'11" x 3'8" (max) (1.82m x 1.3m (max))

Dining Room

12'8" x 11'11" (max) (3.88m x 3.65m (max))

The dining room includes a UPVC double-glazed bay window, school-style radiator, carpeted flooring, coving, a ceiling rose, cast iron feature fireplace with decorative surround, exposed oak beam, and open access to the living room.

Living Room

18'7" x 11'11" (max) (5.68m x 3.65m (max))

The living room offers carpeted flooring, a recessed chimney breast with a tiled inset, coving, an exposed oak beam, a radiator, an open arch leading to an extended living area, and sliding patio doors opening to the rear garden.

Kitchen/Diner

18'7" x 9'10" (max) (5.68m x 3.00m (max))

The kitchen features shaker-style base and wall units with quartz worktops and under-cabinet lighting, a Belfast sink with swan neck mixer tap, integrated microwave, freestanding range cooker with gas hob and extractor, freestanding dishwasher, and space for an American-style fridge freezer. Additional features include tiled splashbacks, laminate flooring, a vertical radiator, space for dining, a UPVC double-glazed rear window, and French doors opening to the garden.

Utility Room

15'7" x 4'0" (max) (4.75m x 1.24m (max))

The utility room includes a fitted worktop, space and plumbing for a washing machine and tumble dryer, tiled splashback, laminate flooring, a fitted wooden base unit, wall-mounted coat hooks, a vertical radiator, a UPVC side window, and a UPVC door providing side access.

Family Room

20'1" x 10'5" (6.38m x 3.18m)

The family room features laminate flooring, a panelled feature wall, TV point, sky lantern with recessed spotlights, coving, two radiators, and sliding patio doors leading to the outdoor bar area.

Shower Suite

9'1" x 5'7" (2.78m x 1.72m)

This shower suite includes a low level dual flush WC, a vanity unit wash basin with fitted storage, a wall-mounted mirror, a walk-in double shower enclosure with an overhead dual rainfall shower, a recessed wall alcove, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Outdoor Bar Area

24'2" x 14'6" (max) (7.39m x 4.42m (max))

The timber-framed sheltered decking area has a bespoke-built bar area, wall-mounted heaters, exposed timber beams, a fitted storage cupboard, and open access to the garden.

FIRST FLOOR

Landing

10'11" x 9'10" (max) (3.35m x 3.02m (max))

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, a radiator, a Velux window, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

12'9" x 11'11" (max) (3.90m x 3.64m (max))

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, coving to the ceiling, a TV point, two fitted wardrobes with a desk in between and overhead recessed spotlights.

Bedroom Two

12'10" x 12'0" (max) (3.93m x 3.67m (max))

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

Bedroom Three

11'6" x 7'11" (max) (3.51m x 2.42m (max))

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and access to the boarded loft with lighting via a drop-down ladder.

Bathroom

6'3" x 6'2" (1.93m x 1.90m)

The bathroom has a high-level flush WC, a period-style wash basin, a freestanding slipper bath with claw feet and a handheld shower head, wood-effect tiled flooring, panelled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, a tarmac driveway with a blue slate chipped border offers ample off-road parking. Additional features include access to the garage, external lighting, and a secure side gate leading to the rear garden.

Garage

15'10" x 9'3" (4.84m x 2.82m)

The garage has lighting, power points, and an electric up and over door opening out onto the front driveway.

Rear

To the rear of the property is a beautifully landscaped garden featuring a spacious patio area, a sheltered space with a hot-tub, and access to the covered bar area—perfect for entertaining. The garden also includes a well-maintained lawn, decorative arch, outdoor store room, and an array of mature trees, plants, and shrubs set within herbaceous borders and blue slate chipped sections. All enclosed by fence panelled boundaries.

Outside Storage

12'7" x 12'4" (3.86m x 3.76)

This store room has lighting and power points.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

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

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 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.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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

www.holdencopley.co.uk