

HoldenCopley

PREPARE TO BE MOVED

Ingleborough Gardens, Long Eaton, Derbyshire NG10 4PE

£325,000

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NO UPWARD CHAIN...

This well-presented three-bedroom detached house is offered to the market with no upward chain, providing a fantastic opportunity for those seeking a move-in ready home in a quiet residential location. Conveniently situated within easy reach of various amenities, excellent schools, and excellent commuting links via the M1. The ground floor comprises an inviting entrance hall leading to a spacious living room with open-plan access to the dining room, where double French doors open to the rear garden, creating a seamless flow for indoor-outdoor living. The modern kitchen is equipped with a breakfast bar, perfect for casual dining, and is complemented by a separate utility room and a convenient W/C. Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a stylish three-piece bathroom suite. Externally, the front of the property features a driveway providing ample off-road parking and access to a storage garage. To the rear, an enclosed garden includes a patio seating area and a lawn bordered by mature plants and shrubs, offering a peaceful outdoor retreat. Additionally, footings are already in place for a potential extension above the garage to create a fourth bedroom, offering further development potential. (subject to planning permission)

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Storage Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'4" max x 5'11" (5.00m max x 1.82m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into he accommodation.

W/C

6'4" x 2'11" (1.95m x 0.90m)

This space has a low level dual flush W/C, a counter top wash basin, a radiator, laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

Living Room

13'7" x 11'8" (4.15m x 3.58m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature gas fireplace, open-plan access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

10'9" x 9'1" (3.28m x 2.77m)

The dining room has carpeted flooring, a radiator, ceiling coving and double French doors opening out to the rear garden.

Kitchen

17'8" max x 10'7" (5.40m max x 3.23m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and a half with a drainer and a swan neck mixer tap, a freestanding double range cooker & extractor fan, two radiators, recessed spotlights, karndeian flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

9'3" x 8'1" (2.82m x 2.47m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, a washing machine, karndeian flooring, recessed spotlights and a radiator,

FIRST FLOOR

Landing

8'7" x 6'5" (2.62m x 1.97m)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, access to the loft and access to the first floor accommodation.

Master Bedroom

13'0" max x 11'3" (3.97m max x 3.43m)

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

Bedroom Two

11'7" max x 11'3" (3.54m max x 3.43m)

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

Bedroom Three

10'2" max x 7'8" (3.12m max x 2.34m)

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

Bathroom

7'6" x 5'5" (2.30m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, a wall-mounted electric shaving point, tiled walls, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

to the front of the property is a driveway providing ample off-road parking, access to the storage garage, courtesy lighting, gated access to the rear garden and a range of shrubs.

Storage Garage

8'3" x 8'0" (2.52m x 2.46m)

Rear

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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 56Mbps & Highest upload speed at 12Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

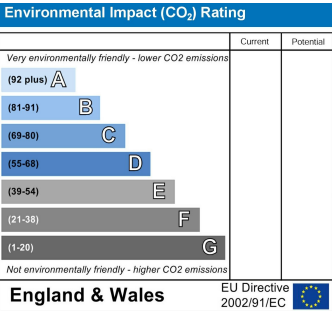
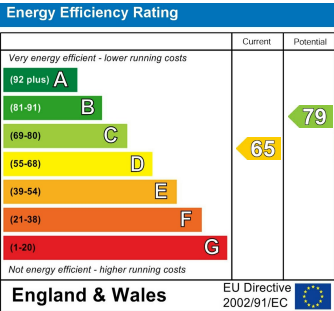
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

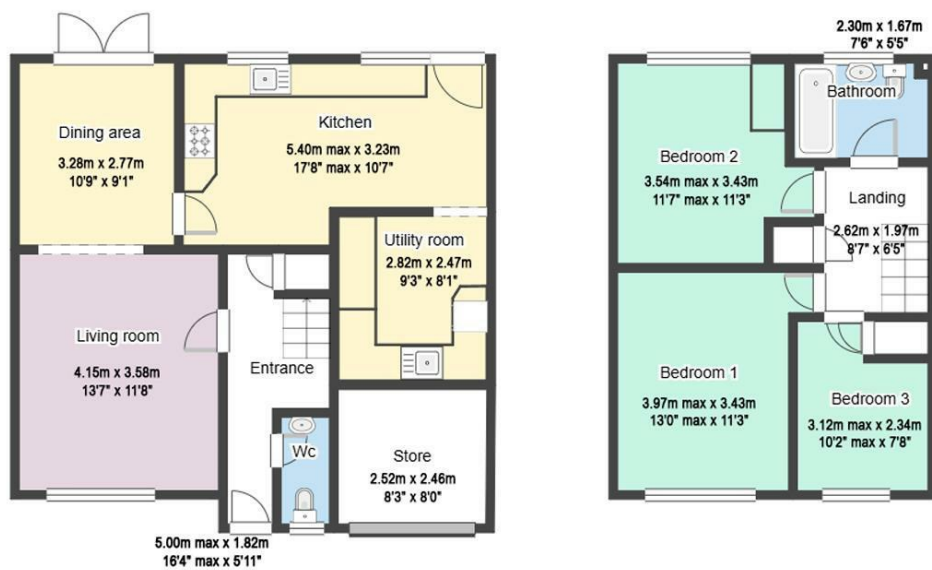
Any Legal Restrictions – No

Other Material Issues – No



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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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