

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Long Eaton, Nottinghamshire NG10 2BN

Guide Price £280,000

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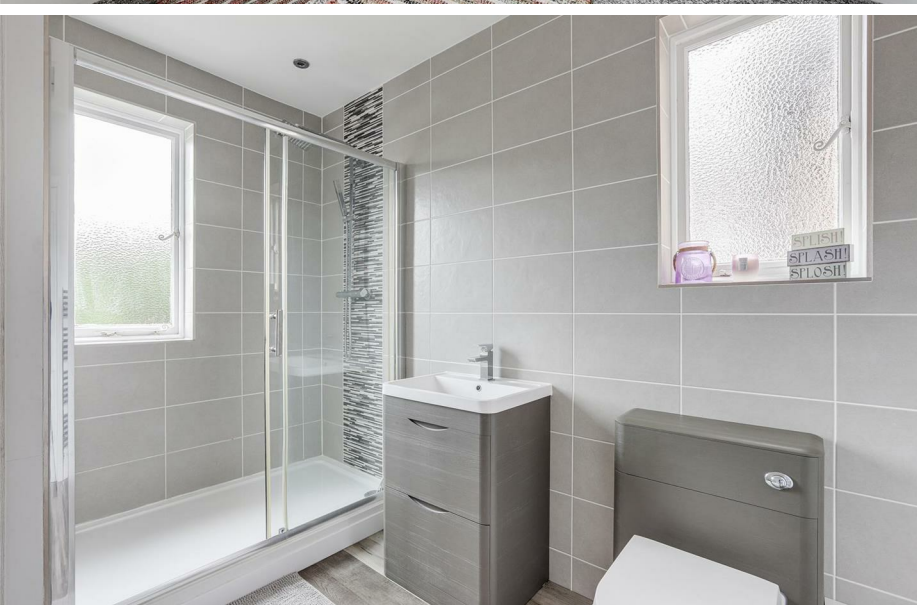
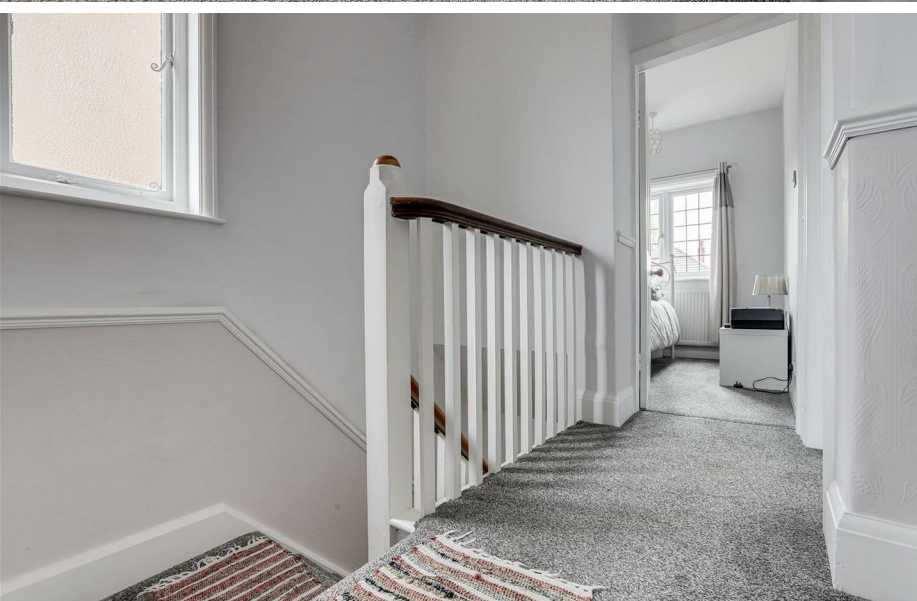
GUIDE PRICE: £280,000 - £300,000

NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house offers an excellent opportunity for a growing family to settle into a home that's ready to move into. Situated in a popular area, the property is close to plenty of green open spaces, ideal for family walks and outdoor activities. Local amenities are just a short distance away, and the house is conveniently positioned for easy access to major transport links via the M1 and A52, making commuting or exploring the surrounding areas simple and stress-free. Upon entering the house, you are greeted by a welcoming porch and entrance hall, which leads to a bright and spacious living room with a bay window, and the feature fireplace adds a cosy focal point to the space, perfect for relaxing evenings. The sitting room, also complete with a feature fireplace. This room provides direct access to the heart of the home, a modern, L-shaped fitted kitchen-diner. The kitchen is equipped with contemporary fittings and ample storage space, while the dining area provides the perfect spot for family meals. Double French doors open out to the rear garden, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. Moving upstairs, the first floor boasts three well-proportioned bedrooms, each offering plenty of space for a growing family. With a modern three-piece shower room. Outside, the property continues to impress. The front of the property benefits from a dropped kerb, offering the potential for off-road parking. Gated access leads to the rear of the property, where you will find a generous, enclosed garden. This space has been thoughtfully landscaped to include a lawn area, perfect for children to play, and a patio seating area ideal for outdoor dining and entertaining. The garden also benefits from courtesy lighting, a storage shed, and both fence-panelled and hedged boundaries to ensure privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Sitting Room
- Fitted Kitchen Diner
- Three-Piece Shower Room
- Enclosed Rear Garden
- Dropped Kerb
- No Upward Chain
- Popular Location





GROUND FLOOR

Porch

6'6" x 1'9" (2.00m x 0.54m)
The porch has tiled floor, and a UPVC door opening in to the entrance hall.

Entrance Hall

15'1" x 7'0" (max) (4.61m x 2.15m (max))
The entrance hall has Herringbone flooring, carpeted stairs, a dado rail, a radiator, stained glass windows to the front elevation, and a single door providing access into the accommodation.

Living Room

15'5" x 11'10" (max) (4.71m x 3.63m (max))
The living room has a UPVC double glazed bay window to the front elevation, a picture rail, a TV point, a feature fireplace with a solid wood mantel-piece and tiled hearth, a radiator, and sold wood flooring.

Sitting Room

14'2" x 11'5" (max) (4.33m x 3.49m (max))
The sitting room, a picture rail, a feature fireplace with a solid wood mantel-piece and tiled hearth, a radiator, sold wood flooring,, and access into the kitchen.

Kitchen/Diner

19'10" x 17'7" (max) (6.06m x 5.38m (max))
The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a range cooker, and extractor fan, space and plumbing for a washing machine and dishwasher, space foe a fridge freezer, access into the pantry, space for a dining table, recessed spotlights, a vertical radiator, tiled splashback, wood-effect flooring, two Velux windows, UPVC double glazed windows to the rear elevation, double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'10" x 6'11" (max) (2.40m x 2.12m (max))
The landing has a UPVC double glazed obscure windows to the side elevation, carpeted flooring, a dado rail, and access to the first floor accommodation.

Bedroom One

13'5" x 11'11" (max) (4.10m x 3.64m (max))
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

14'3" x 11'5" (max) (4.35m x 3.50m (max))
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, an in-built cupboard, and carpeted flooring.

Bedroom Three

8'8" x 6'5" (max) (2.66m x 1.97m (max))
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Shower Room

9'10" x 6'9" (max) (3.00m x 2.07m (max))
The shower room has two UPVC double glazed obscure windows to the rear and side elevation, a dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, an in-built cupboard, a chrome heated towel rail, recessed spotlights, access into the loft, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a slate gravelled area, a fence panelled boundary, a dropped kerb allowing potential for off-road parking and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a shed, a lawn, a patio seating area, a fence panelled and hedged boundary, and gates access,

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

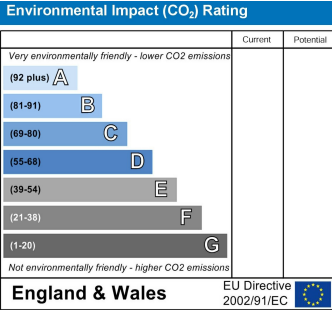
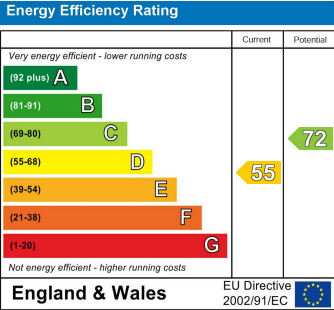
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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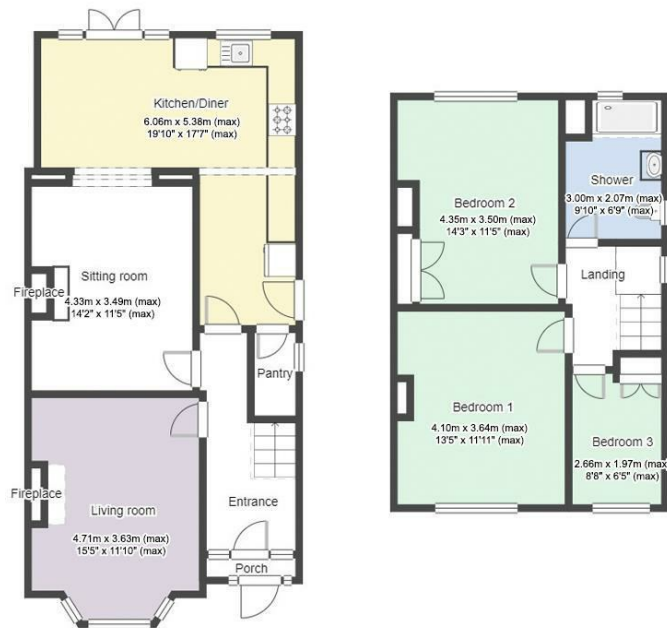
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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