

HoldenCopley

PREPARE TO BE MOVED

Longmoor Road, Long Eaton, Derbyshire NG10 4FP

Guide Price £210,000

Longmoor Road, Long Eaton, Derbyshire NG10 4FQ



Guide Price: £210,000 - £230,000

IDEAL FOR FIRST-TIME BUYERS...

Situated in the popular and convenient area of Long Eaton, this well-maintained three-bedroom semi-detached house offers an excellent opportunity for first-time buyers or those looking to step onto the property ladder. Perfectly positioned for ease of access, the home benefits from excellent transport links via the A52 and M1, and is close to a range of local amenities, Longmoor Primary School, and Springfield Park, all within walking distance. The accommodation is thoughtfully laid out and well-presented throughout. The ground floor features a bay-fronted reception room, a modern kitchen complete with a breakfast bar, and a spacious conservatory that provides an ideal space for dining or relaxing. Upstairs, the property offers three well-proportioned bedrooms, all with fitted wardrobes, and a three-piece bathroom suite. Outside, the home offers off-road parking, garage access, and a well-tended front garden with lawn and planting. The enclosed rear garden is perfect for entertaining or family time, boasting two decked areas, a patio seating space, and a lawned garden.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen
- Spacious Conservatory
- Three-Piece Bathroom Suite
- Off-Road Parking Space & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

15'10" x 11'10" (4.83m x 3.62m)

The living room has wood flooring, carpeted stairs, a radiator, a feature fireplace, open access to the kitchen and a UPVC double-glazed bow window with fitted shutters to the front elevation.

Kitchen

15'10" x 9'4" (4.83m x 2.87m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a Belfast style sink with drainage grooves and a swan neck mixer tap, space for a range cooker and a dishwasher, two in-built cupboards, partially tiled walls, a radiator, a mix of tiled & wood flooring and a UPVC double-glazed window to the side elevation.

Conservatory

16'1" x 9'3" (4.91m x 2.82m)

The conservatory has laminate wood-effect flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'11" x 6'6" (2.73m x 1.99m)

The landing has carpeted flooring, partially panelled walls, ceiling coving, a ceiling rose, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'11" x 8'9" (3.65m x 2.67m)

The main bedroom has wood-effect flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'2" x 9'1" (3.42m x 2.77m)

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

Bedroom Three

8'5" x 6'10" (2.57m x 2.10m)

The main bedroom has wood-effect flooring, a radiator, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

6'5" x 5'4" (1.97m x 1.65m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, plants, gated access to the rear garden and fence panelling boundaries. There is also access to the garage and an off-road parking space.

Rear

To the rear is an enclosed garden with two decked area, a paved patio area, a lawn, a wooden shed and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

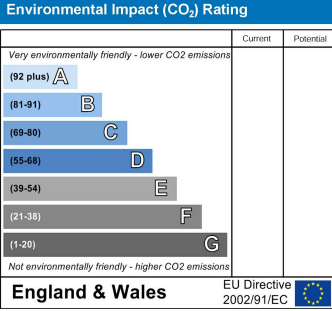
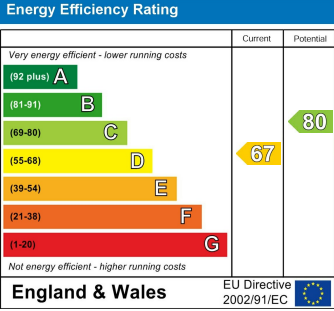
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Approximate total area - 78.49m²
- 844'8"2

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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