

# HoldenCopley

PREPARE TO BE MOVED

Elgar Drive, Long Eaton, Nottinghamshire NG10 3PY

---

Guide Price £300,000 - £325,000



Elgar Drive, Long Eaton, Nottinghamshire NG10 3PY





GUIDE PRICE £300,000 - £325,000

### PERFECT FAMILY HOME...

This detached three-bedroom family home is perfectly positioned in a popular and convenient area of Long Eaton, close to a range of local amenities, excellent transport links, and great schools - making it the ideal purchase for growing families. Well-presented throughout and offering a fantastic amount of living space, this property combines modern features with comfortable family living. Upon entering the property, you are greeted by a welcoming entrance hall, and a bay-fronted living room featuring a decorative fireplace and herringbone-style flooring, creating a warm and inviting atmosphere. This flows seamlessly into the dining room, which offers direct access to the conservatory - a bright and airy space perfect for relaxing or entertaining, with double doors opening out to the rear garden. The modern fitted kitchen is equipped with a range of units, integrated appliances, and ample storage, while also providing convenient side access to the garden. Completing the ground floor is a W/C, adding extra practicality for family living. Upstairs, the property boasts three well-proportioned bedrooms, including a generous master bedroom benefiting from an en-suite shower room. The additional bedrooms are served by a contemporary family bathroom, complete with a vanity-style wash basin, panelled bath, and modern fixtures. To the front of the property, there is off-street parking via a driveway and a lawned garden with decorative borders. To the rear, you'll find a private enclosed garden featuring a patio seating area, a well-kept lawn, mature planting, and a garden shed - offering a perfect outdoor space for families to enjoy. This attractive family home offers spacious accommodation throughout, with a fantastic blend of traditional style and modern comfort. Situated in a convenient location, close to amenities and excellent transport routes, this is a property not to be missed!

### MUST BE VIEWED







- Detached Family Home
- Three Bedrooms
- Bay Fronted Living Room
- Separate Dining Room
- Conservatory
- Modern Fitted Kitchen
- Ground Floor W/W
- Bathroom & En-Suite
- Off-Street Parking
- Private Enclosed Garden











GROUND FLOOR

Entrance Hall

12'11" x 6'8" (3.96m x 2.05m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door leading into the accommodation.

W/C

5'8" x 2'11" (1.73m x 0.89m)

This space has a low level flush w/c, a wall-mounted wash basin with a splashback, wood-effect flooring, partially panelled walls, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

17'1" x 11'2" (5.22m x 3.42m)

The living room has herringbone-style flooring, a decorative fireplace surround with a hearth, a radiator, a UPVC double-glazed window bay to the front elevation, and open access into the dining room.

Dining Room

8'10" x 8'9" (2.71m x 2.67m)

The dining room has herringbone-style flooring, a radiator, coving to the ceiling, and sliding patio doors leading out to the rear elevation.

Conservatory

13'1" x 9'7" (3.99m x 2.94m)

The conservatory has tiled flooring, partially exposed brick walls, UPVC double-glazed windows to the side and rear elevation, a polycarbonate roof, and double French doors leading out to the rear garden.

Kitchen

9'1" x 8'9" (2.77m x 2.67m)

The kitchen has a range of fitted base and wall units with stone-effect worktops, a stainless steel sink with a swan neck mixer tap, an integrated oven and gas hob with an extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, two built-in storage cupboard, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a UPVC door providing side access.

FIRST FLOOR

Landing

6'9" x 6'5" (2.08m x 1.98m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

13'5" x 11'3" (4.11m x 3.45m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

8'0" x 3'4" (2.45m x 1.02m)

The en-suite has a low level flush w/c, a pedestal washbasin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, a wall-mounted electric shaving point, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'5" x 11'3" (3.81m x 3.45m)

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

Bedroom Three

8'11" x 6'9" (2.72m x 2.08m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to rear elevation.

Bathroom

8'5" x 6'7" (2.59m x 2.02m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a swan neck mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn, a graveled and planted border, gated access, and fence panelled boundaries.

Rear

The rear of the property is a private enclosed garden with a paved patio seating area, a lawn, planted borders, a shed, an outdoor tap, 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 – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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 D

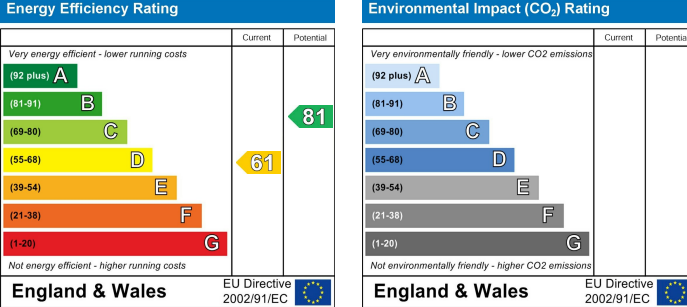
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.





**HoldenCopley**  
PREPARE TO BE MOVED



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](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)