



Four bedroom Detached House located in Long Eaton.

Asking Price Of
£475,000

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M | **MERRITT ESTATES**
LETTINGS & PROPERTY MANAGEMENT

**86B Nottingham Road
Long Eaton
Nottingham
NG10 2BZ**



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FULL DESCRIPTION

Merritt Estates are delighted to bring to the market this spacious four bedroom detached family home.

Accommodation briefly comprises of a large entrance hallway leading to all ground floor rooms, an open plan kitchen, living and dining space which spans across the back of the property. An additional reception room benefiting from a log burner and media wall. In addition, a downstairs w/c and fitted utility room and side access via a UPVC double glazed door.

To the first floor, a spacious landing and four well-proportioned double bedrooms, the master benefiting from en-suite shower room and balcony with rear aspect views. Family bathroom with separate shower and bath.

Externally a Landscaped Garden to the rear with a patio, lawn area and side storage access. Driveway providing ample off-road parking.

This property must be viewed to fully appreciate the size of the accommodation on offer.

Ideally located few minutes' walk from Long Eaton centre offering a variety of retail outlets, there are independent and local schools for all ages. Excellent transport links with major bus routes to Nottingham and Derby, J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

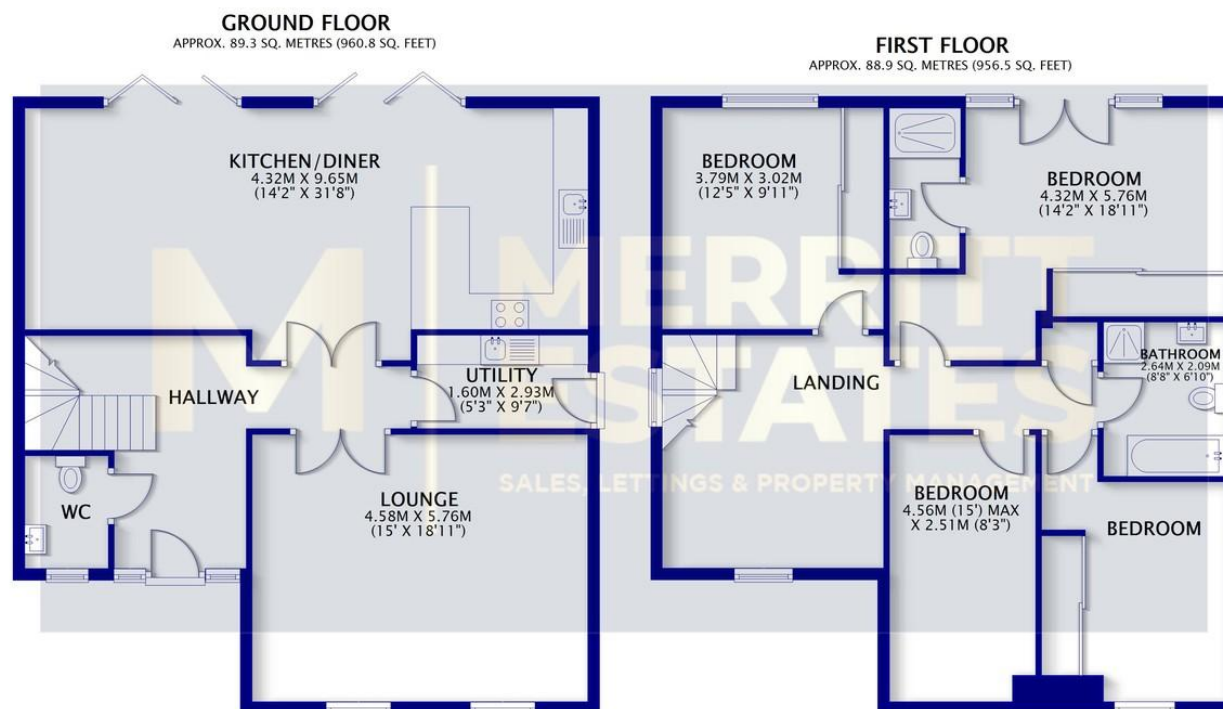
It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A	86 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 178.1 SQ. METRES (1917.3 SQ. FEET)

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