



Three Bedroom Detached House located in Long Eaton.

Offers Over
£350,000

Find us on..



M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

356 Wilsthorpe Road
Long Eaton
Nottingham
NG10 4AA



3



1



1



D



EPC

E



PROPERTY SUMMARY

Merritt Estates is delighted to present this well-maintained three-bedroom detached family home, ideally situated on a generous plot in the ever-popular Long Eaton. Viewing comes highly recommended.

The property boasts off-road parking for multiple vehicles, along with both front and rear gardens, offering excellent outdoor space for families or entertaining. Inside, the accommodation briefly comprises: a welcoming entrance hall with access to a spacious lounge and a well-proportioned kitchen. To the rear of the property, a conservatory overlooks the garden, providing a bright and relaxing space, while a versatile rear extension-currently used as a bar area-adds further value and flexibility.

Upstairs, the first floor offers three good-sized bedrooms and a modern family bathroom, making it a perfect fit for growing families.

Located in the desirable area of Long Eaton, the property benefits from excellent local schools, nearby bus routes, and superb transport links, with easy access to the A50, A52, and M1-ideal for commuters and families alike.

CONTACT

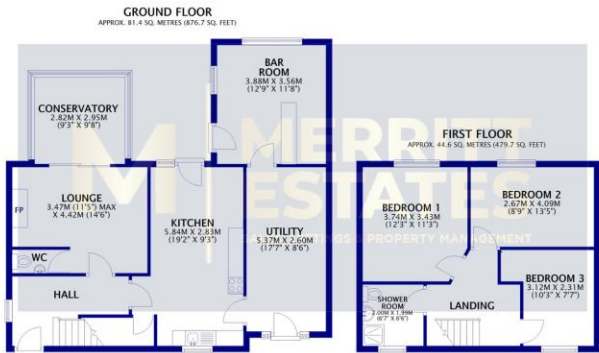
**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittestates.com

T **01156463924**

www.merrittestates.com

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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.