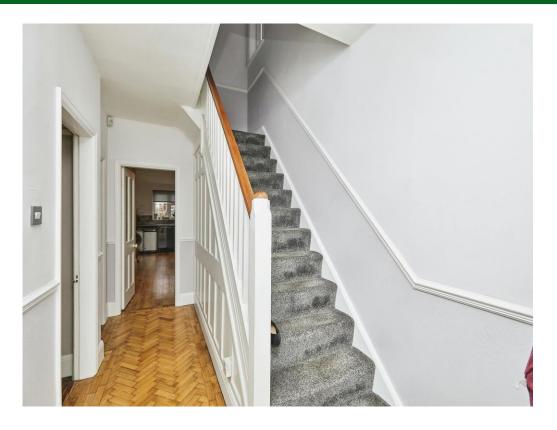




Nottingham Road Long Eaton Nottingham

Nottingham Road Long Eaton Nottingham NG10 2BN







Property Description

We are pleased to offer to the market this three bedroom semi-detached in the popular location of Long Eaton. The property briefly comprises; - entrance hallway, open plan kitchen/ diner, lounge, three bedrooms to the first floor and large family bathroom. The property sits on a good size plot with large garden to the rear and garden area to the front. The property is situated close to local amenities and has excellent transport links.

Entrance Porch

UPVC front door leading to front garden.

Entrance Hall

With a wooden door giving access to the entrance porch and featuring the original stain glass windows and herringbone flooring. The entrance hall gives access to the properties lounge, Open plan kitchen diner and the first floor.

Lounge

15' 11" Max x 11' 10" (4.85m Max x 3.61m)

With original wooden flooring, UPVC bay window to the front, wall mounted radiator and open fireplace with fire surround.

Reception Room

14' 2" x 11' 5" (4.32m x 3.48m)

With wooden flooring, wall mounted radiator, open fire and fitted cupboard.

Kitchen / Dining Room

17' 8" x 19' 11" max (5.38m x 6.07m max)

Open plan kitchen/ Dining room with laminate flooring, part tiled with newly fitted kitchen, space for washing machine, stainless steel inset sink, wall mounted modern radiator, Velux window, open access into the properties reception room and UPVC window and patio doors leading into the rear garden.

First Floor Landing

Bedroom

11' 10" max x 13' 5" (3.61m max x 4.09m) UVPC double-glazed window, carpet flooring and radiator.

Bedroom

11' 6" max x 14' 3" (3.51m max x 4.34m)

UPVC double glazed window to the rear elevation, fitted wardrobe and radiator.

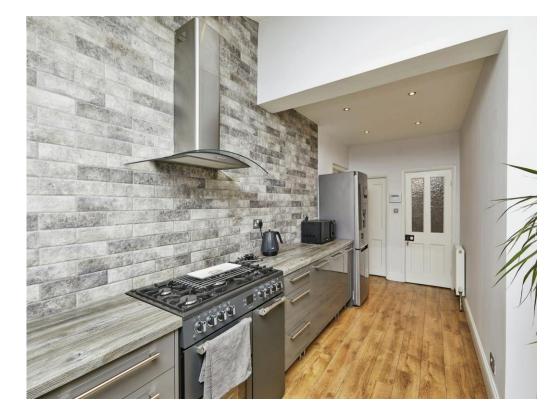
Bedroom

8' 1" x 6' 5" (2.46m x 1.96m)

Window the front elevation, fitted wardrobe and radiator.

Bathroom

Three piece suite comprising;- low level wc, vanity wash hand basin, walk in double width shower cubicle with mains shower, dual aspect frosted windows, full ceiling height tiling and heated towel rail.



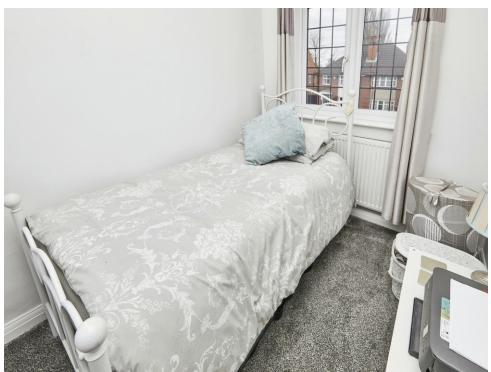














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To view this property please contact Hall & Benson on

Awaiting Photograph

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view this property online hallandbenson.co.uk/Property/SPD101547



Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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EPC Rating: D