



# 1 Harrington Street

Long Eaton, Nottingham, NG10 3GW

Offers In Excess Of £215,000



# 1 Harrington Street

Long Eaton, Nottingham, NG10 3GW

Offers In Excess Of £215,000



## Accommodation

### Lounge

12'9" x 12'7" (3.89 x 3.86)

Having composite wooden front door leading into lounge, double glazed window to the front elevation, gas central heating radiator, wood effect laminate flooring, feature fire place with stone hearth and surround with inset Living Flame gas fire.

### Dining Room

12'7" x 9'10", 275'7" (3.86 x 3.84)

Having double glazed window to the rear elevation, gas central heating radiator, storage cupboard, laminate wood effect flooring, exposed brick feature fireplace and doors and stairs leading to.

### Kitchen

15'10" x 8'0" (4.84 x 2.44)

Having double glazed window to the side elevation and double glazed door providing access to the enclosed rear garden, gas central heating radiator, contemporary wall and base units with complementing work surfaces, under floor heating, Rangemaster cooker, integrated fridge/freezer, washing machine and dishwasher. Breakfast bar with seating, concealed new Logic combi boiler, tiled flooring and ceiling spotlights.

### First Floor

#### Landing

Having double glazed window to the side elevation, gas central heating radiator and access to converted loft space.

### Bedroom One

12'9" x 12'7" (3.91 x 3.86)

Having two double glazed windows to the front elevation, gas central heating radiator and built in storage with fitted rails.

### Bedroom Two

12'4" x 9'6" (3.78 x 2.92)

Having double glazed window to the rear elevation, gas central heating radiator and laminate flooring.

### Bedroom Three

12'5" (3.8)

Having double glazed window to the rear elevation, gas central heating radiator and laminate flooring.

### Converted Loft/Storage

Accessed by fitted loft ladders, spacious storage or can be used for many purposes such as study, office or games room.

### Family Bathroom

Having double glazed opaque window to the side elevation, panelled bath with over shower, W.C, vanity unit with wash hand basin, chrome heated towel rail and tiled flooring.

### Outside Front

Having low maintenance walled garden with pathway to front door and gated access to rear of the property.

### Outside Rear

Having paved patio seated area, Astro Turf grass area, additional patio area for entertaining, raised flower beds, large storage and outside tap,

## Workshop / Office

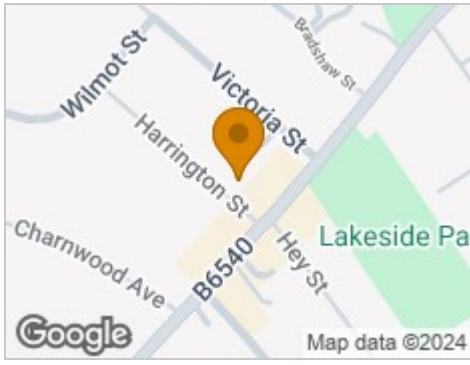
Having window to the rear elevation, electrics and lighting.

### MONEY LAUNDERING REGULATIONS -

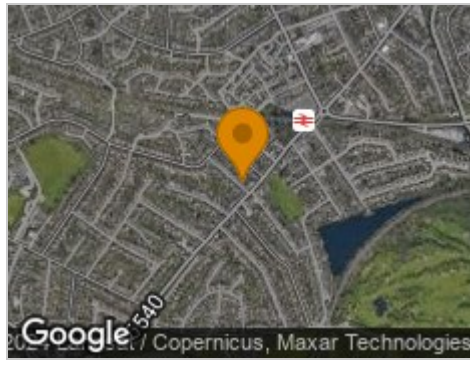
1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Road Map



## Hybrid Map



## Terrain Map



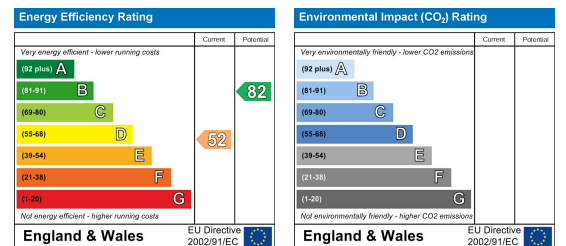
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.