



 4  
Bedrooms

 3  
Bathrooms

 Castle



### Fantastic Opportunity for Families and Investors

Located in the desirable town of Long Eaton, this charming four-bedroom semi-detached house blends comfort with style, perfect for families or investors.

## **Fantastic Opportunity for Families and Investors**

Situated in the highly sought-after town of Long Eaton, this charming four-bedroom semi-detached house offers a perfect blend of comfort and style.

Upon entering, you are welcomed by an entrance hall that leads to a spacious living room filled with natural light. The thoughtfully designed layout continues with a versatile area that accommodates a central dining table, ideal for family gatherings. The kitchen features ample countertop space and cabinetry, creating an ideal space for meal preparation. Beyond the kitchen is a second reception room, complete with a log burner and a Bosch boiler (under warranty until October 2032), offering additional living space. At the rear of the property, you'll find a family bathroom with a corner bath.

On the first floor, the property boasts three generously sized bedrooms and a convenient shower room. The second floor is a standout feature, hosting a master bedroom with a newly fitted en-suite shower room.

The rear garden is generously sized and includes a garage, providing ample storage space.

Located in the popular residential town of Long Eaton, this property is within easy reach of a variety of local schools, including Trent College, as well as shops and parks. It also benefits from excellent transport links, including bus routes and convenient access to major roads such as the A52, M1, and A50, making travel to East Midlands Airport straightforward. Viewing is highly recommended!



Total area: approx. 134.4 sq. metres (1447.0 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: York Road, Long Eaton, NG10 4NJ

