



 **2**
Bedrooms

 **1**
Bathroom



Charming Two-Bedroom Semi-Detached Home in Long Eaton - Ideal for First-Time Buyers & Investors

A fantastic opportunity to acquire this well-presented two-bedroom semi-detached home in the heart of Long Eaton. With spacious living areas, modern fittings, and excellent transport links, this property is perfect for homeowners or investors alike.

Exceptional Two-Bedroom Semi-Detached Home in Long Eaton – A Fantastic Opportunity for Homeowners & Investors

A superb opportunity to acquire this well-presented two-bedroom semi-detached home, perfectly suited for first-time buyers or investors looking to expand their portfolio. Situated in the heart of Long Eaton, this property offers stylish interiors, modern conveniences, and excellent transport links.

Beautifully Presented Living Spaces

Upon entering, you are welcomed into a bright and spacious living room, enhanced by an abundance of natural light from the large front window. A sleek electric fireplace adds both charm and warmth, creating a cosy yet elegant atmosphere. The adjoining dining room provides ample space for entertaining and seamlessly connects to the well-appointed modern kitchen, which features generous storage and direct access to the rear garden.

Upstairs, the property boasts two generously sized double bedrooms, both flooded with natural light, alongside a stylish and spacious three-piece bathroom with contemporary fixtures.

Outdoor Space & Key Features

Externally, the property benefits from convenient on-street parking and a beautifully maintained, low-maintenance rear garden—perfect for relaxing or entertaining. Additionally, a **brand-new boiler** has been installed, ensuring energy efficiency and peace of mind.

Prime Location with Outstanding Connectivity

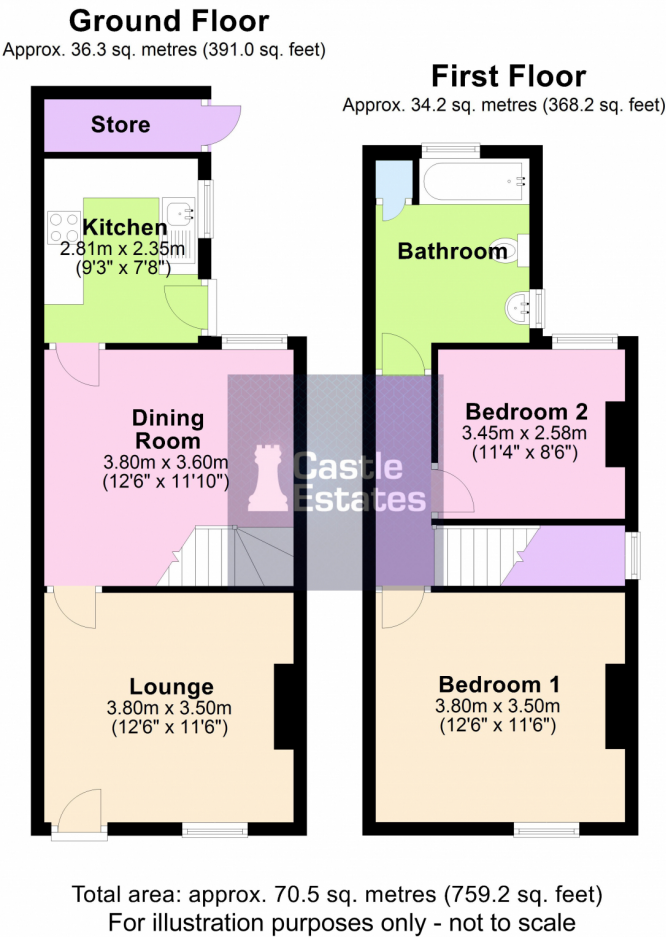
Ideally situated close to Long Eaton town centre, this home is within walking distance of major supermarkets, including Tesco, Asda, and Aldi, as well as a variety of excellent local pubs, restaurants, and the well-regarded Clifford Gym. The area is also home to outstanding schools, healthcare facilities, and recreational amenities, including West Park Leisure Centre.


For commuters, transport links are exceptional, with easy access to the **M1 (junctions 24 & 25), A52, East Midlands Airport, Long Eaton Train Station, and East Midlands Parkway**, making travel to Nottingham, Derby, and beyond effortless.

A Rare Opportunity Not to Be Missed

This delightful home offers the perfect blend of comfort, convenience, and modern living. Whether you're taking your first step onto the property ladder or seeking a lucrative investment, this property represents an outstanding opportunity.

1930-1949



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Long Eaton, NG10 4QQ

