

Milner Road,  
Long Eaton, Nottingham  
NG10 1LB

**Price Guide £230-235,000**

**Freehold**



Robert Ellis are delighted to bring to the market this well presented, recently refurbished semi detached house.

The property boasts a newly fitted kitchen, bathroom, carpets and refurbished garden, and would suit a range of buyers from first time buyers, investors and a growing family alike.

The property briefly comprises an entrance into the dining room, newly fitted kitchen with integrated appliances, ground floor WC and lounge. To the first floor, there are three good sized bedrooms and a newly fitted family bathroom suite.

To the exterior, there is off-street parking for one vehicle and an enclosed, low maintenance garden featuring decking, astro-turf and a storage shed.

The property benefits from double glazing and gas central heating throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

Situated in the popular residential town of Long Eaton, close to a wide range of local schools, shops, and parks. Long Eaton town centre is within walking distance, where supermarkets and healthcare facilities can be found. There are fantastic transport links available, including nearby bus stops and easy access to major road links, such as the A52, A50 and M11, with both Long Eaton train station and East Midlands Airport within a 15 minute drive.



### Lounge

10'5 x 12'6 (3.18m x 3.81m)

uPVC double glazed bay window overlooking the front, uPVC double glazed window overlooking the front, radiator, carpeted flooring, painted plaster ceiling and spotlights.

### Dining Room

10'5 x 12'6 (3.18m x 3.81m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, built-in understairs storage cupboard, painted plaster ceiling and spotlights.

### Kitchen

7'5 x 13 (2.26m x 3.96m)

uPVC double glazed door leading to the rear garden and a uPVC double glazed window overlooking the side, tiled flooring, integrated fridge/freezer, integrated oven, integrated electric hob, overhead extractor fan, integrated dishwasher, integrated washing machine, painted plaster ceiling and spotlights.

### WC

2'3 x 5'4 (0.69m x 1.63m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, painted plaster ceiling and spotlights.

### Landing

Carpeted, painted plaster ceiling and spotlights.

### Master Bedroom

12'7 x 10'6 (3.84m x 3.20m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobe space with motion lighting, radiator, painted plaster ceiling and spotlights.

### Bedroom Two

10'6 x 9'7 (3.20m x 2.92m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling and spotlights.

### Bedroom Three

7'6 x 6'3 (2.29m x 1.91m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling and spotlights.

### Family Bathroom

4'6 x 7'2 (1.37m x 2.18m)

uPVC double glazed patterned window overlooking the side, tiled flooring, heated towel rail, WC, top mounted sink, "L" shaped bath with mixer tap and shower over the bath, painted plaster ceiling and spotlights.

### Outside

There is off-street parking for one vehicle and an enclosed garden with decking, storage shed and astro-turf.

### Directions

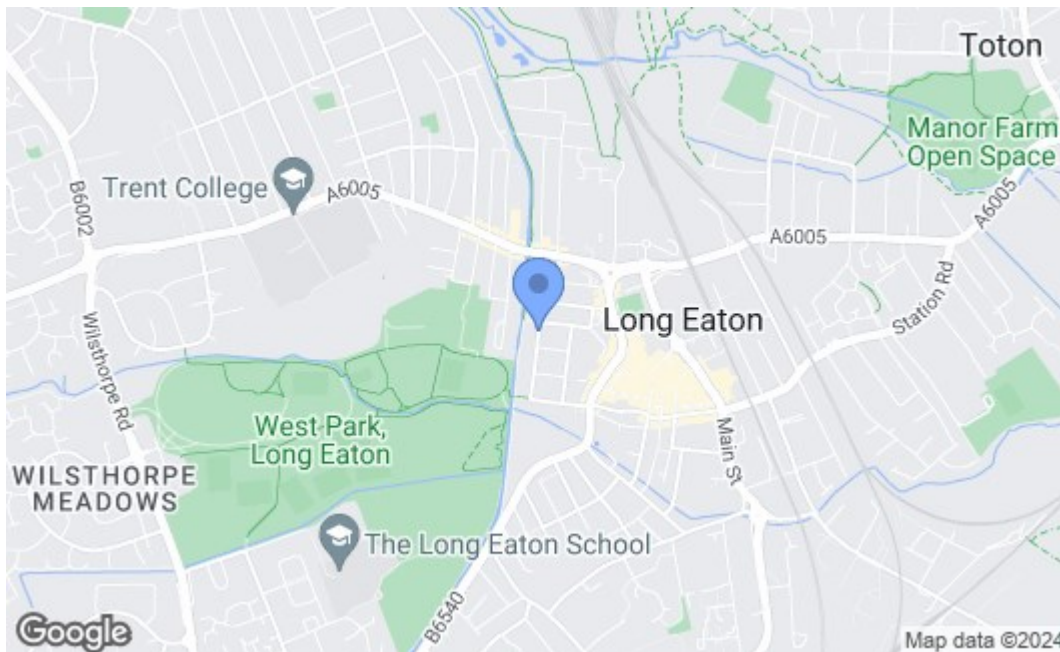
Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road and the property can be found as identified by our for sale board.

7519RS

### Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.