



Shilling Way,
Long Eaton, Nottingham
NG10 3QN

O/O £250,000 Freehold



A THREE BEDROOM MID TERRACE FOUND ON THE POPULAR PENNYFIELDS DEVELOPMENT WITH CONVERTED GARAGE, OFF STREET PARKING AND GRANTED PLANNING PERMISSION.

Robert Ellis are delighted to market this well presented, spacious three bedroom mid terrace property that would ideally suit a range of buyers including first time buyers, families and those looking to downsize alike. The property benefits from gas central heating and double glazing and an internal viewing is highly recommended.

In brief the property comprises of an entrance hallway, lounge, kitchen, family/dining room, conservatory and utility/w.c. To the first floor the landing leads to the three bedrooms and family bathroom. Outside the property benefits from a low maintenance rear garden and off street parking to the front. The current vendor has also applied and had granted planning permission for a double storey extension to the rear and a single storey extension to the front which expires in November 2025.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, there are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby.



Entrance Hallway

UPVC double glazed front door, laminate flooring, radiator and ceiling light.

Lounge

11'4 x 16'5 approx (3.45m x 5.00m approx)

UPVC double glazed bay window to the front, laminate flooring, radiator, gas fireplace and ceiling light.

Kitchen

11'4 x 7'7 approx (3.45m x 2.31m approx)

Double glazed wooden window looking into the conservatory, wall, base and drawer units with work surfaces over, inset sink and drainer, free standing cooker with extractor fan over, space for a fridge freezer and ceiling light.

Family/Dining Room

UPVC double glazed window to the front, laminate flooring, radiator and two ceiling lights.

Utility/w.c.

2'3 x 7'9 approx (0.69m x 2.36m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, wall mounted boiler, space for a washing machine, top mounted sink, low flush w.c. and spotlights.

Conservatory

9' x 11'8 approx (2.74m x 3.56m approx)

UPVC double glazed French doors and windows to the rear, laminate flooring and ceiling light.

First Floor Landing

Carpeted flooring, loft access hatch with ladder to the boarded loft space, ceiling light and doors to:

Bedroom 1

11'3 x 11'4 approx (3.43m x 3.45m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Bedroom 2

7'3 x 11'1 approx (2.21m x 3.38m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 3

9'2 x 8' approx (2.79m x 2.44m approx)

UPVC double glazed window to the rear, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

Bathroom

7'3 x 5'1 approx (2.21m x 1.55m approx)

Obscure UPVC double glazed window to the rear, vinyl flooring, radiator, bath with shower over, pedestal wash hand basin, low flush w.c. and ceiling light.

Outside

To the front there is off street parking and to the rear a low maintenance rear garden with garden shed having power and lighting, outside tap and fencing to the boundaries.

Planning permission has been granted for a double storey extension to the rear and a single storey extension to the front and is valid until November 2025.

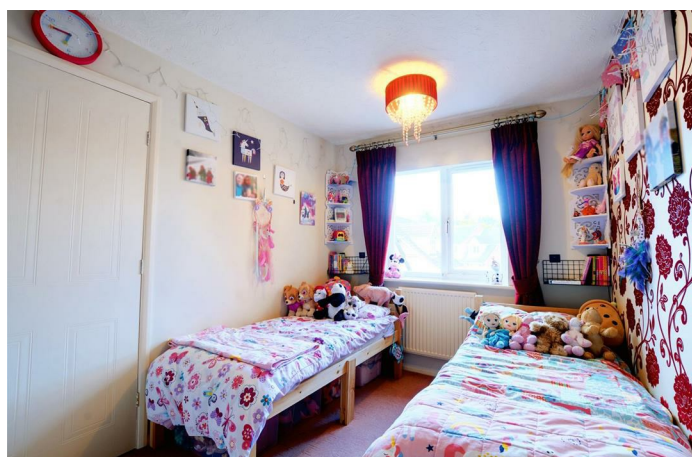
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard, right into Shilling Way, follow the road around and the property can be found on the right hand side.

7665AMRS

Council Tax

Erewash Borough Council Band C





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