



Hamilton Road,  
Long Eaton, Nottingham  
NG10 4QY

**£149,995 Freehold**





THIS IS A TWO DOUBLE BEDROOM MID PROPERTY SITUATED ON A QUIET ROAD CLOSE TO THE CENTRE OF LONG EATON.

Being positioned on Hamilton Road, this mid property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and wanting to purchase a new home which is close to all the amenities and facilities provided by the area and is easy to maintain. For the size of the accommodation and privacy of the courtyard garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of having gas central heating and double glazing. Being entered through a panelled front door, the accommodation includes a lounge/sitting room which has a feature log burning stove and wooden flooring which does extend into the rear room, but this is currently covered with protective flooring, a dining/living kitchen is positioned at the rear and the kitchen area is fitted with white gloss handle-less units and has several integrated appliances, there is a feature oak tread staircase leading to the first floor where the landing takes you to the two bedrooms and bathroom which is tiled having a corner bath with a mains flow shower over. Outside there is a courtyard garden area at the rear where there are also two outbuildings, one of which has plumbing for a washing machine and there is on road parking at the front.

The property is within walking distance of the centre of Long Eaton where there are Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required schools for all ages are within easy reach and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





UPVC panelled front door with a double glazed panel above leading to:

#### Lounge/Sitting Room

11'6 x 11'2 approx (3.51m x 3.40m approx)

Double glazed window to the front, log burning stove set in the chimney breast with a high Adam style surround, radiator, wooden flooring, two wall lights and an oak panelled door with two inset glazed panels leading to:

#### Dining/Living Kitchen

22' max to 11'3 x 11'6 to 6'3 (6.71m max to 3.43m x 3.51m to 1.91m)

The original kitchen has been combined into the dining room at the rear of the house and the kitchen is fitted with white gloss handle-less, soft closing units and wood grain work surfaces and includes a double bowl stainless steel sink with a mixer tap, and a four ring hob set in a work surface which extends through into the dining room and has cupboards, a double oven, integrated fridge, freezer and dishwasher and drawers below, wall mounted sink with a mixer tap, matching eye level wall cupboards and hood over the cooker area, tiling to the walls by the work surface areas with a back plate to the cooking area, double glazed window with a blind to the side and a half double glazed door leading out to the rear garden.

The dining/sitting room has a double glazed window to the rear, a ceiling mounted drying rack which will remain when the property is sold, radiator, oak door with two inset glazed panels leading to the oak tread staircase which leads to the first floor and there is an understairs storage cupboard which houses the electricity meter and electric consumer unit and has shelving and a light is provided.

#### First Floor Landing

Hatch to loft and an airing/storage cupboard which houses the Vaillant boiler.

#### Bedroom 1

11'2 x 10'7 approx (3.40m x 3.23m approx)

Double glazed window to the front and a radiator.

#### Bedroom 2

11'3 x 7'4 approx (3.43m x 2.24m approx)

Double glazed window with blind to the rear, radiator and fitted shelves to one side of the chimney breast.

#### Bathroom

The bathroom has Porcelanosa tiled walls, a corner shower bath with mixer taps and a mains flow shower over, low flush w.c., wall mounted hand basin with mixer tap, opaque double glazed window and a radiator.

#### Outside

At the rear of the property there is a courtyard garden with fencing to the boundaries and a gate leading out to a pathway which provides access to the front of the house. The rear garden provides a lovely place to sit and enjoy outside living during the warmer months, as people will see when they view the property.

#### Utility Store

There is a brick built utility store which has plumbing and power points for an automatic washing machine and a light is also provided.

#### Brick Built Store

A second brick built store.

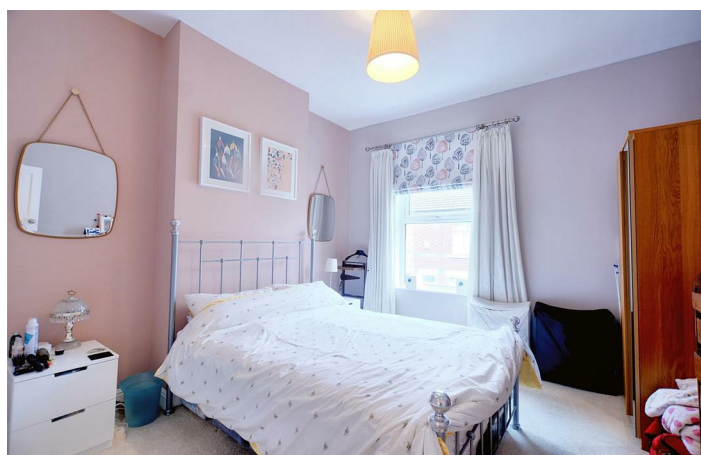
#### Directions

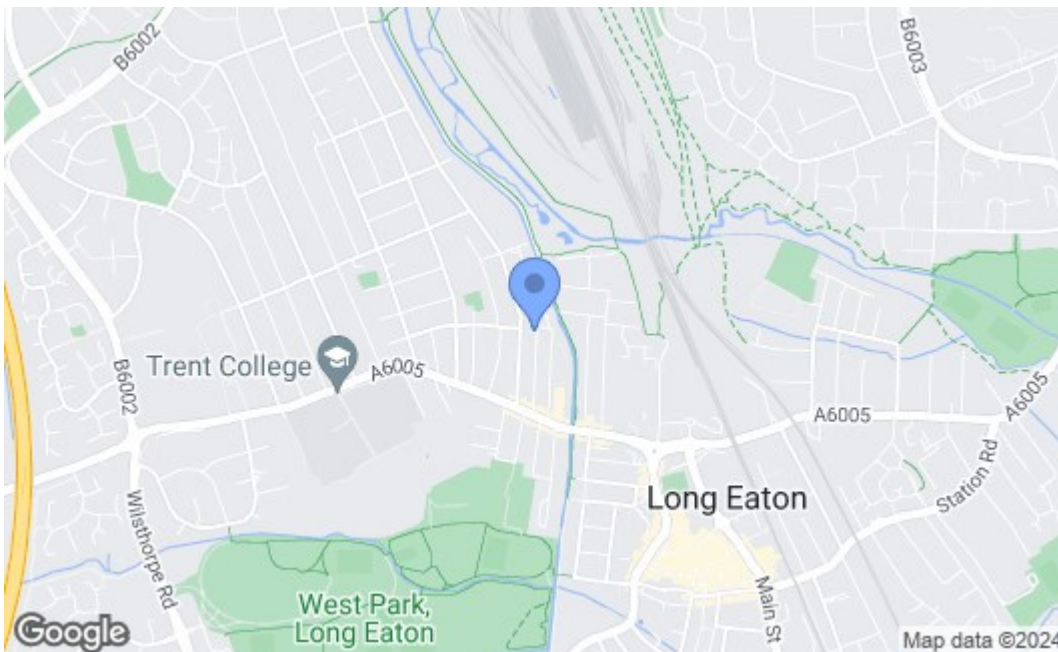
Leave Long Eaton along Derby Road and continue over the canal bridge and take the second turning on the right hand side onto Hamilton Road, where the property is situated on the left hand side.

7911AMMP

#### Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.