



Trowell Grove,  
Long Eaton, Nottingham  
NG10 4AY

**£296,500 Freehold**





A BEAUTIFULLY PRESENTED AND SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY WITH DRIVEWAY AND REAR GARDEN

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owner and is ready to move into. The property has a large breakfast dining kitchen to the front with the lounge facing the South-West rear garden. Situated within walking distance of local schools, West Park Leisure Centre and bus routes, the property would ideally suit the first time buyer or growing family. An early internal viewing is a must to fully appreciate the size of the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall with the front door accessed from the side elevation, ground floor w.c., large breakfast dining kitchen with fitted appliances, double doors onto the lounge with French doors to the conservatory. To the first floor there are three double bedrooms and a shower room. Outside there is off the road parking for at least two cars and a South-West facing rear garden.

The property is positioned within easy reach of the local Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.





### Entrance Hall

8'3 x 5'4 approx (2.44m x 1.52m approx)  
UPVC double glazed front entrance door and windows, radiator, stairs to the first floor and door to:

### Ground Floor w.c.

4'6 x 2'5 approx (1.22m x 0.61m approx)  
Low flush w.c., wash hand basin with vanity cupboard under, splashbacks, UPVC double glazed window to the side and radiator.

### Lounge

16'7 x 16'3 approx (5.05m x 4.95m approx)  
Laminate floor, radiator, TV point and French doors to:

### Conservatory

11'7 x 8'5 approx (3.53m x 2.57m approx)  
UPVC double glazed windows and doors to the rear with tiled floor.

### Dining Kitchen

12'8 x 9'7 approx (3.86m x 2.92m approx)  
Wall base and drawers units with roll edged work surface over, inset sink and drainer with mixer tap, tiled walls and splashbacks, tiled floor, built-in integrated eye level double oven, fridge space, appliance space, plumbing for automatic washing machine, island with storage cupboard and drinks fridge, built-in microwave and spotlights. Open to:

### Dining Area

7'8 x 6'2 approx (2.34m x 1.88m approx)  
Tiled floor, radiator, double doors to the lounge and spotlights.

### First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

### Bedroom 1

14'9 x 9'6 approx (4.50m x 2.90m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator, built-in wardrobe, TV point.

### Bedroom 2

15'5 x 8'4 approx (4.70m x 2.54m approx)  
UPVC double glazed window to the front, radiator, TV point.

### Bedroom 3

12'3 x 7'7 approx (3.73m x 2.31m approx)  
UPVC double glazed window to the front, radiator, TV point.

### Shower Room

Walk-in shower cubicle with shower from the mains having a waterfall shower head and hand held shower, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the rear.

### Outside

To the front of the property there is hard standing providing off the road parking for at least two cars and gated side access to the rear. To the rear there is a patio area to the immediate rear leading onto the artificial lawn which is surrounded by borders with mature shrubs and flowers and is privately enclosed with wall and fenced boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend Trowell Grove can be found as a turning on the right hand side.

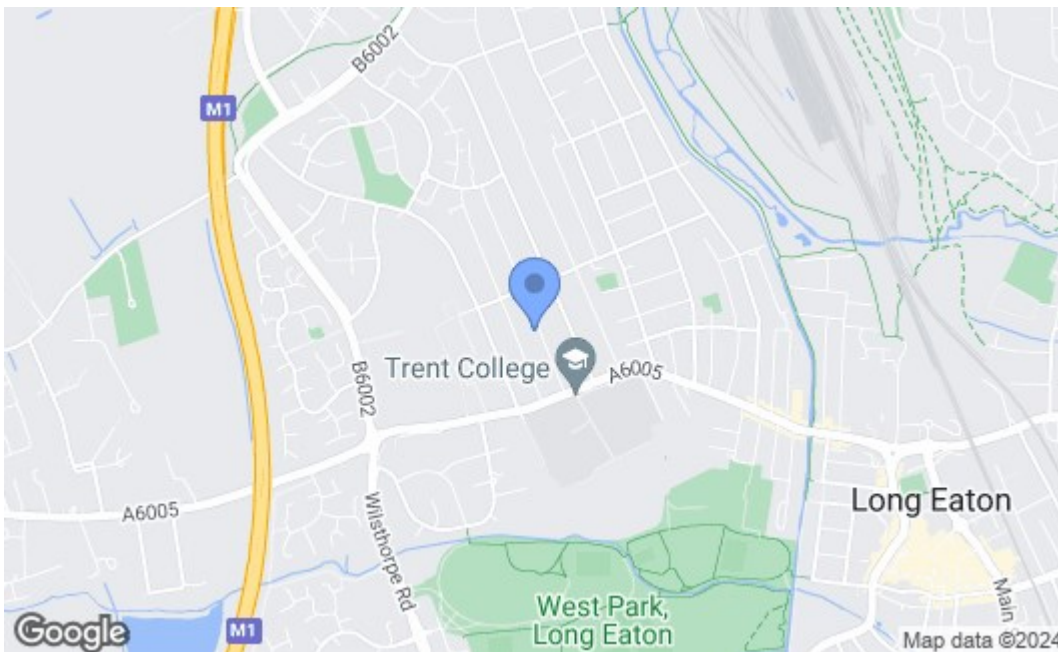
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### Council Tax

Erewash Borough Council Band B



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(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.