



Grampian Way,  
Long Eaton, Nottingham  
NG10 4PG

**£189,950 Freehold**

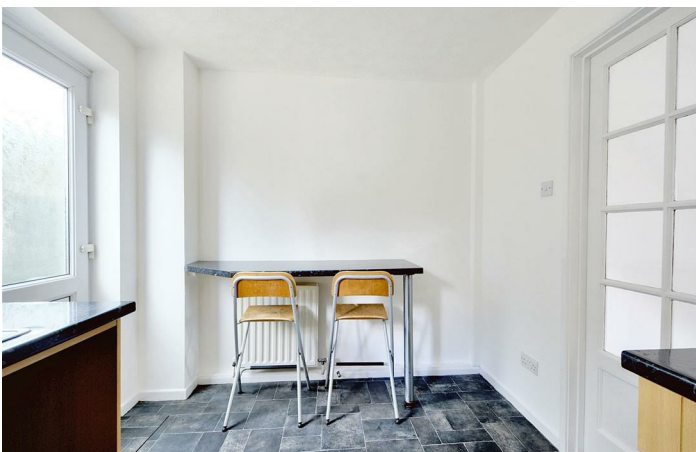


THIS IS A TWO BEDROOM END TOWN HOUSE PROPERTY LOCATED ON A CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Grampian Way, this two bedroom property provides a lovely home which will suit a whole range of buyers, from people purchasing their first property through to those who might be downsizing from a larger home. The property has just been re-decorated throughout and had new carpets fitted and is therefore ready for a new owner to move into without having to carry out any work whatsoever. The property also benefits from having off road parking to the left hand side and a most private garden at the rear which provides a lovely place to sit and enjoy outside living. The property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

Being constructed of brick to the external elevations under a pitched tiled roof, the property provides well proportioned and newly decorated accommodation which derives the benefits of having gas central heating and double glazing. The house is entered through the front door into a hallway which in turn leads into the main lounge/living room, from which stairs take you to the first floor and there is a door into the breakfast kitchen. To the first floor the landing leads to the two bedrooms, with the main front bedroom having built-in wardrobes and the bathroom has a white suite complete with a shower over the bath. At the front of the house there is a lawned garden and to the left a slabbed driveway which provides off road parking for two vehicles and at the head of a drive there is a gate and fence which provides access to the rear garden. The rear garden has a slabbed patio leading onto a lawn and is kept private by having fencing to the boundaries.

The property is within a few minutes drive of Long Eaton town centre where there are Asda, Tesco, Aldi, Lidl and many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which is only a few minutes from the house, if required there are excellent schools for all ages within walking distance 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.



## Porch

Open porch with an outside light leading through a UPVC front door with an inset opaque glazed leaded panel to:

## Reception Hall

Cloaks hanging area and wall mounted electric consumer unit.

## Lounge/Sitting Room

13'9 x 11'7 approx (4.19m x 3.53m approx)

Double glazed leaded bow window to the front, feature Adam style fireplace with inset and hearth and electric stone effect fire, radiator, plate rail to the walls, TV point, stairs leading to the first floor, new carpeted flooring and a Georgian glazed door leading into:

## Breakfast Kitchen

11'6 x 8'3 approx (3.51m x 2.51m approx)

The kitchen is fitted with wood grain effect finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has space and plumbing for an automatic washing machine, cupboards, ovens and drawers below, matching eye level wall cupboards and a Worcester Bosch boiler housed in a wall cupboard, hood over the cooking area, tiling to the walls by the work surface areas, further work surface/breakfast bar with a radiator below, double glazed window to the rear and a half opaque double glazed door leading out to the rear garden.

## First Floor Landing

Hatch to loft, airing/storage cupboard with shelving and doors to:

## Bedroom 1

11'4 x 8'10 plus wardrobes approx (3.45m x 2.69m plus wardrobes approx)

Double glazed leaded window to the front, double built-in wardrobes with cupboards over, further built-in wardrobe with hanging rail and shelf, new carpeted flooring and a radiator.

## Bedroom 2

10'8 x 5'5 approx (3.25m x 1.65m approx)

Double glazed window to the rear, radiator and new carpeted flooring.

## Bathroom

The bathroom is fully tiled and has a white suite with a

panelled bath having a Triton mixer shower over, pedestal wash hand basin and a low flush w.c., opaque double glazed window, radiator with rail over and mirror panelling to one wall.

## Outside

At the front of the property there is a lawn and a slabbed path leads to the front door and to the left of the property there is a slabbed driveway with a central pebbled section with the drive providing off road parking for two vehicles.

At the rear of the house there is a slabbed patio leading onto a lawn and the garden is kept private by having fencing to the three boundaries. There is a bin storage area to the side of the house and a gate and fence leads out to the front and an outside water supply is provided.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. Take the left hand turning into Cheviot Road following the road round where Grampian Way can be found just after the bend on the left with the property identified by our for sale board. 8099AMMP

## Agents Notes

The vendor of this property is an employee of Robert Ellis.

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbs, Superfast 79mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

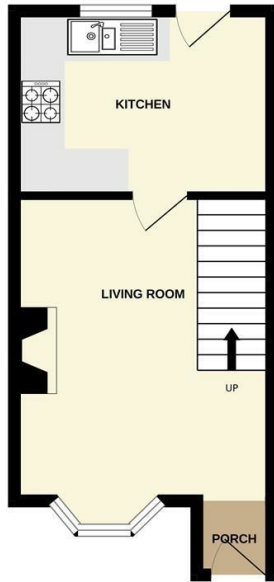
Non-Standard Construction – No

Any Legal Restrictions – No

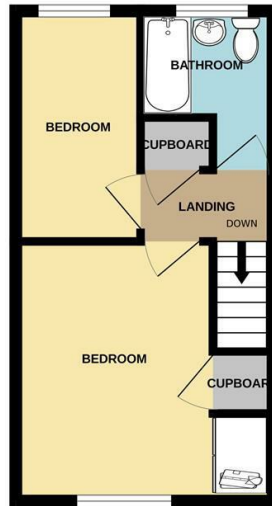
Other Material Issues – No



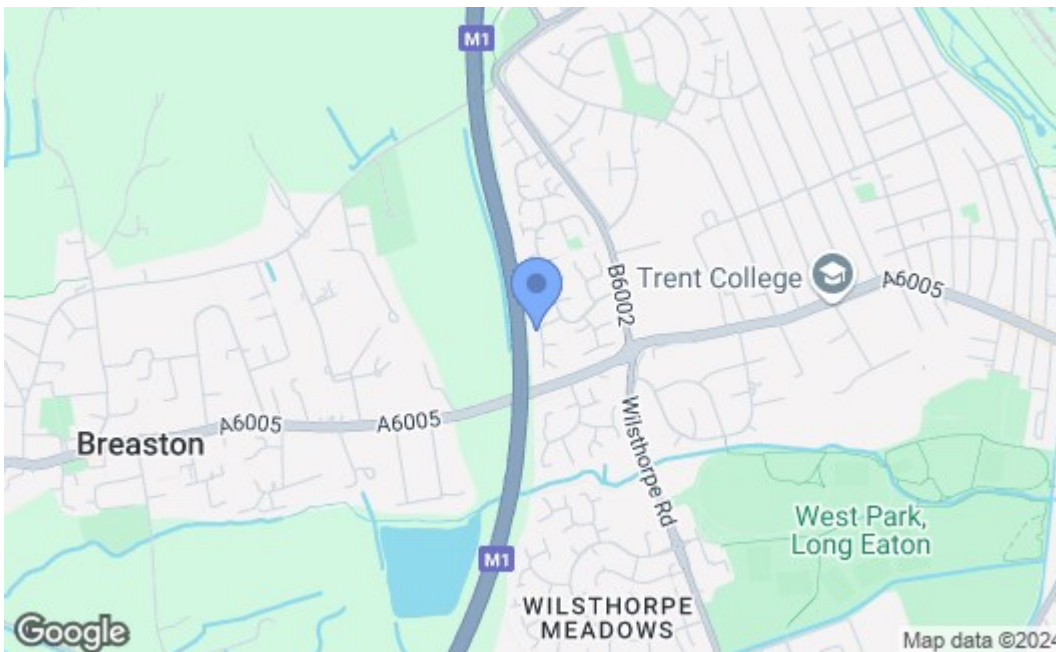
GROUND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.