



Lime Grove,  
Long Eaton, Nottingham  
NG10 4LD

**Price Guide £300-310,000**

**Freehold**



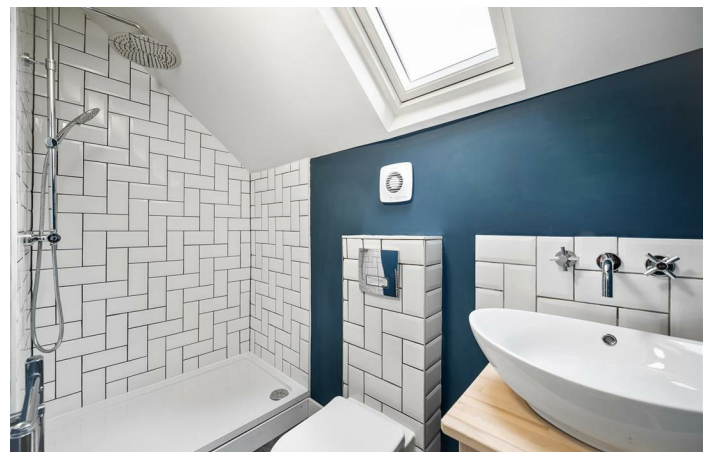


A REFURBISHED AND WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to market this superb, four bedroom semi detached property that has been recently refurbished throughout to a high standard and boasts gas central heating and double glazing with new kitchen and bathrooms. The property would ideally suit the growing family or investor potentially looking for an HMO.

The property briefly comprises of an entrance hallway, large open plan lounge/diner, kitchen and pantry room. To the first floor the landing leads to three generous size bedrooms and the family bathroom suite. To the second floor there is a large master bedroom with stylish en-suite. Outside the property boasts a level, low maintenance walled garden with patio area and outhouse used for storage.

Located 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 other retail outlets, 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 M1, A52 and A50, with both Long Eaton train station and East Midlands Airport being a short drive away. An internal viewing is highly recommended to appreciate the property, location and specification on offer.



## Hallway

Composite front door, laminate flooring, stairs to the first floor and spotlights.

## Lounge/Diner

11'6" x 26' approx (3.51m x 7.92m approx)

UPVC double glazed bay window to the front, UPVC double glazed window to the rear, laminate flooring, radiator, spotlights, understairs storage cupboard housing the boiler.

## Kitchen

9'4" x 7'4" approx (2.84m x 2.24m approx)

Composite door to the rear, UPVC double glazed window to the side, wall, base and drawer units with work surfaces over and inset sink and drainer, integrated fridge freezer, integrated oven, electric hob with extractor fan over, radiator, spotlights and laminate flooring.

## Pantry

3'3" x 5'8" approx (0.99m x 1.73m approx)

Laminate flooring and ceiling light.

## First Floor Landing

Carpeted flooring, spotlights and doors to:

## Bathroom

9'3" x 7'4" approx (2.82m x 2.24m approx)

UPVC double glazed window to the side, tiled flooring, low flush w.c., top mounted sink, bath with mixer tap and shower over, heated towel rail and spotlights.

## Bedroom 2

9' x 12'5" approx (2.74m x 3.78m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and spotlights.

## Bedroom 3

7'9" x 12'6" approx (2.36m x 3.81m approx)

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

## Bedroom 4

9'4" x 6'3" approx (2.84m x 1.91m approx)

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

## Second Floor

### Bedroom 1

15'1" x 9'6" approx (4.60m x 2.90m approx)

Double glazed Velux windows, carpeted flooring, radiator and spotlights.

### En-Suite

7'9" x 3'5" approx (2.36m x 1.04m approx)

Double glazed Velux window, tiled flooring, single enclosed shower unit, low flush w.c., top mounted sink and ceiling light.

### Outside

The garden is low maintenance, there is an outhouse used for storage, walled garden and patio.

### Directions

Proceed out of Long Eaton along Derby Road and Lime Grove can be found as a turning on the left hand side.

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### Agents Notes

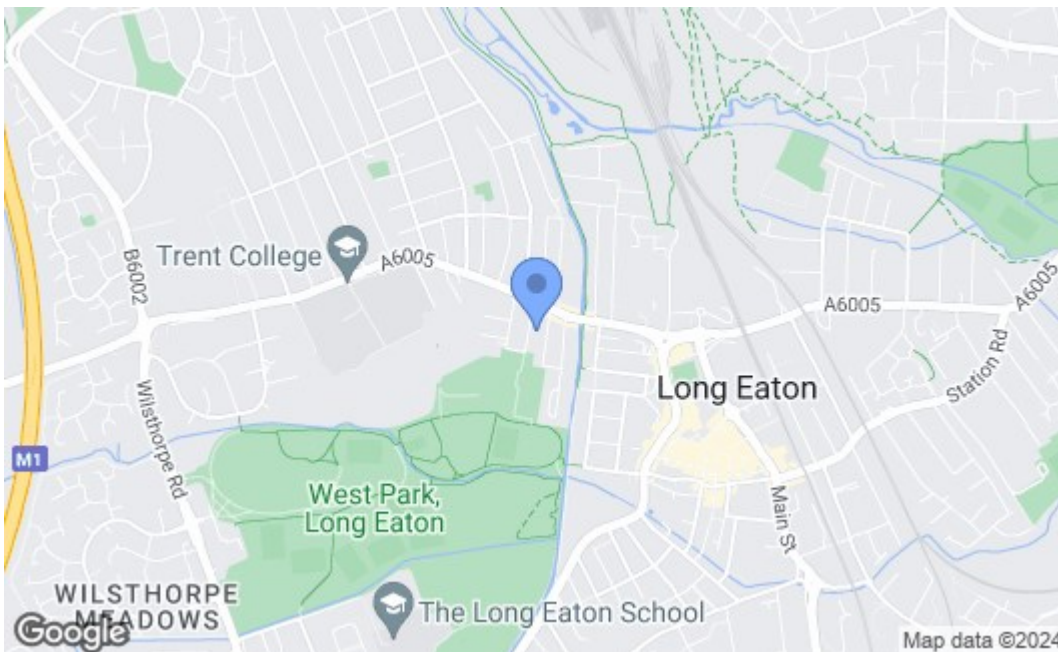
The EPC was produced before any improvement works were carried out.

### Council Tax

Erewash Borough Council Band B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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.