



Lynden Avenue,
Long Eaton, Nottingham
NG10 1AD

O/I/R £364,950 Freehold



A SUPERB EXAMPLE OF AN EXTENDED AND WELL PRESENTED, THREE BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING AND GARAGE SITUATED ON A LARGER THAN AVERAGE PLOT, PERFECT FOR THE GROWING FAMILY.

Robert Ellis are delighted to bring to the market this well presented, extended detached three bedroom family home offering ample and versatile accommodation throughout. The property has been extended by the current vendors and is constructed of brick to the external elevations with gas central heating and double glazing throughout. This would make the perfect home for a growing family and benefits a larger than average plot with a mature garden, off street parking and garage. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch and entrance hallway, bay fronted lounge, dining room and large extended kitchen/dining space with integrated appliances and views over the large mature garden. To the first floor, the landing leads to three generous bedrooms with the master to the front having fitted wardrobes and a bay window and the second largest bedroom to the rear also benefitting from fitted wardrobes. There is also a four piece family bathroom suite. To the exterior, the property boasts ample off street parking and access into the timber framed cellulous fibre panelled garage through double wooden doors with wooden gates to the side leading into the garden. To the rear, the property has a fantastic large and mature garden with patio area, turf, mature flower beds, mature vegetable patches, a wooden storage shed and supplied with electricity a further greenhouse, potting shed and summerhouse.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station and East Midlands Airport being just a short drive away.



Entrance Porch

uPVC double glazed front door, carpeted flooring, painted plaster ceiling, ceiling light.

Entrance Hallway

Wooden front door, carpeted flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

Lounge

11'5 × 11'4 (3.48m × 3.45m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, gas fire, textured ceiling, ceiling light and fan.

Dining Room

11'6 × 11'1 (3.51m × 3.38m)

uPVC double glazed window overlooking the side, carpeted flooring, radiator, textured ceiling, ceiling light and fan.

Kitchen/Diner

9'5 × 22'0 × 19'2 × 5'4 (2.87m × 6.71m × 5.84m × 1.63m)

uPVC double glazed window overlooking the rear, uPVC double glazed French doors overlooking and leading to the rear, velux windows, laminate flooring, integrated electric double oven, grill and microwave, 1½ bowl ceramic sink, overhead extractor fan, integrated dishwasher, integrated pantry cupboard, integrated fridge/freezer, space for washing machine, space for tumble dryer, wall mounted boiler, painted plaster ceiling, ceiling lights.

First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, loft access, wallpapered ceiling, ceiling light.

Bedroom One

11'7 × 9'4 (3.53m × 2.84m)

uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, wallpapered ceiling, ceiling light.

Bedroom Two

11'5 × 9'4 (3.48m × 2.84m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, fitted wardrobes, wallpapered ceiling, ceiling light.

Bedroom Three

6'1 × 7'4 (1.85m × 2.24m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

Family Bathroom

6'1 × 8'4 (1.85m × 2.54m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, heated towel rail, pedestal sink, WC, single enclosed shower unit, bath with mixer tap, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is a garden with off street parking and access through wooden gates into the garden. There is a timber framed cellulose fibre panelled garage to the front with access via double doors. To the rear there is a large and enclosed garden with mature flower beds, vegetable patches, turf and patio areas. There is a wooden storage shed and additionally that contain a power supply, a greenhouse, potting shed and summerhouse.

Directions

Proceed out of Long Eaton along Tamworth Road turning left prior to the canal bridge into Wyvern Avenue. Branch left again into Lynden Avenue and the property can be found on the left hand side.

8247RS

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water medium

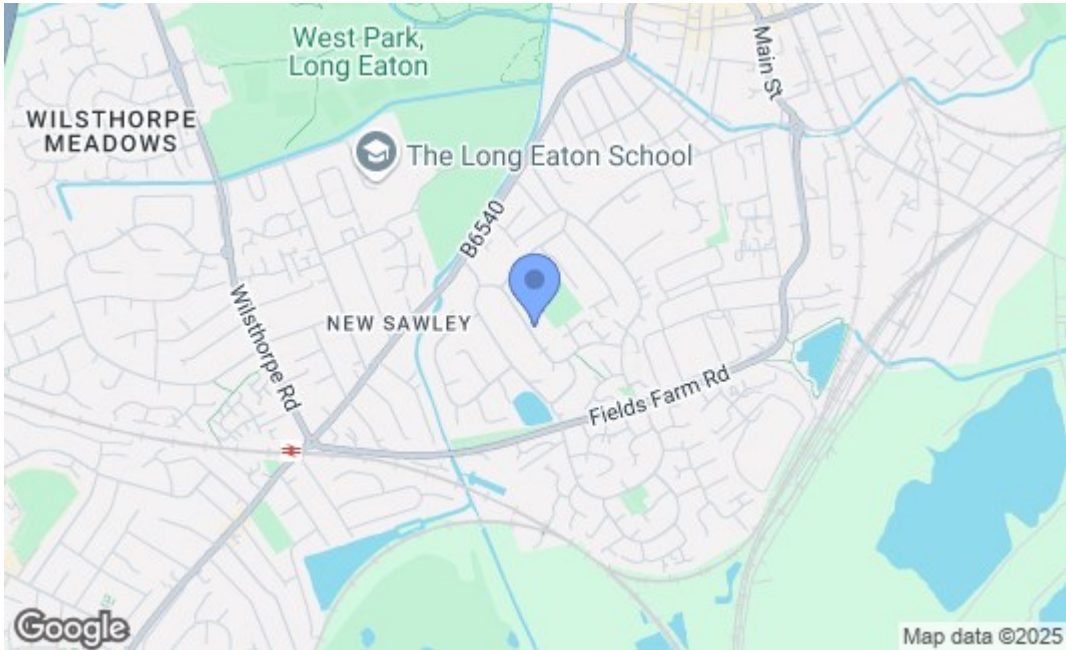
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.