



The Plantations,  
Long Eaton, Nottingham  
NG10 3QG

**O/O £400,000 Freehold**



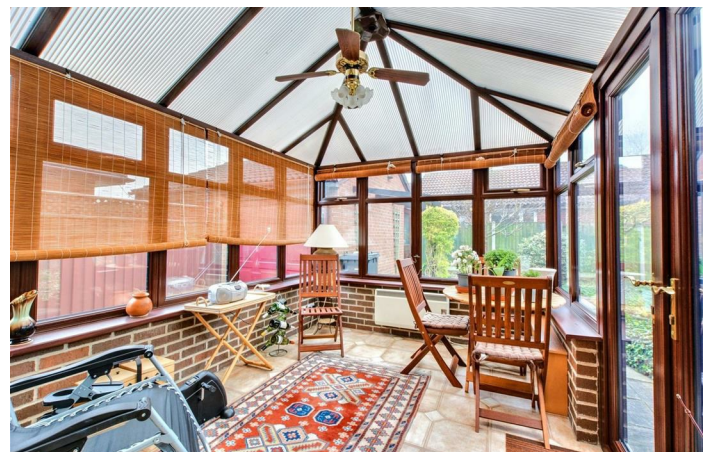


THIS IS A DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED OFF A QUIET DRIVE AT THE HEAD OF A QUIET CUL-DE-SAC.

Being located on The Plantations, this four bedroom detached house was originally built by Westerman Homes and has been lived in by the current owner since being originally constructed. The property has well proportioned accommodation and a private garden to the rear which has been landscaped and designed to help keep maintenance to a minimum. For the size of the house and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection to see all that is included in this lovely home for themselves. Being located on the Easton Grange development, the property is within easy reach of all the amenities and facilities provided by Long Eaton town centre 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.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The accommodation includes a reception hallway with a ground floor w.c. off, a large lounge with feature fireplace and patio doors leading into the conservatory which provides a further seating area and has doors leading out to the private rear garden. There is a separate dining room and the breakfast kitchen is fitted with wood finished units and granite work surfaces and has a utility area to the left hand side which is fitted with matching units. To the first floor the landing leads to the four good size bedrooms with the main bedroom having a shower room en-suite and there is the family bathroom which is fully tiled and has a white suite including a P shaped bath with a shower over. Outside there is a brick garage positioned to the rear of the house, a block paved parking area to the front with a lawn having borders to the sides and the block paved driveway runs down the left hand side of the house to the garage. The rear garden has been designed to help keep maintenance to a minimum and has a patio with an ornamental pond, pebbled pathways and various established beds with the garden being kept private by having fencing to the boundaries. There are sheds to the right hand side of the property and behind the garage and a greenhouse which will remain when the property is sold.

The property is well placed for easy access to Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the excellent 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 half Georgian glazed wooden front door to:

### Reception Hall

Stairs with a balustrade and cupboard under leading to the first floor, radiator, cornice to the wall and ceiling, engineered wooden oak flooring and Georgian glazed doors leading to the lounge, dining room and kitchen.

### Lounge/Sitting Room

23'4" x 11'9" approx (7.11m x 3.58m approx)

This large main reception room has a double glazed window to the front, patio doors leading to the conservatory, coal effect gas fire with an Adam style surround with an inset and granite hearth, engineered wooden oak flooring, cornice to the wall and ceiling and two radiators.

### Conservatory

12' x 9'4" approx (3.66m x 2.84m approx)

The conservatory provides a large additional seating area and has double opening, double glazed French doors leading out to the gardens, double glazed windows to three sides, a polycarbonate vaulted roof, tiled flooring and a wall mounted heater.

### Dining Room

11'9" x 9' approx (3.58m x 2.74m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

### Breakfast Kitchen

16'9" x 8'6" approx (5.11m x 2.59m approx)

The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a pre-wash mixer tap set in an L shaped granite work surface with drawers, cupboards and an integrated dishwasher below, space for a cooking Range with a back plate and hood over, granite work surface with further cupboards beneath, matching eye level wall cupboards with lighting below, gas boiler housed in a bannour style cupboard to one wall, there are carousels in the corner unit and lighting under the wall cupboards.

There is a utility area to one side of the kitchen and this has a stainless steel sink with a pre-wash mixer tap set in an L shaped granite work surface with space for an automatic washing machine and cupboards below with the corner cupboards having fitted carousels, matching eye level wall cupboards with lighting under, space for an upright fridge/freezer, recessed lighting to the ceiling, feature vertical radiator, tiling to the walls by the work surface areas, tiled effect laminate flooring that extends across the whole of the kitchen, double glazed window to the rear and a half double glazed door leading to the rear garden.

### Ground Floor w.c.

The ground floor w.c. has half tiled walls with a low flush w.c. and hand basin with a mixer tap and cupboard under, radiator, laminate flooring, a double opaque glazed window and cornice to the wall and ceiling.

### First Floor Landing

Having a hatch to the loft, built-in airing/storage cupboard and panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

11'10" x 11'2" approx (3.61m x 3.40m approx)

The main bedroom has a double glazed window to the front, range of fitted wardrobes providing hanging space and shelving with drawers to the side, further range of built-in wardrobes with sliding doors providing further hanging space and shelving, radiator and cornice to the wall and ceiling.

### En-Suite

The en-suite to the main bedroom is half tiled and has a walk-in shower with tiling to three walls and a pivot glazed door, hand basin with mixer tap set on a surface with a double cupboard below and a double mirror fronted cabinet with lighting to the wall above, low flush w.c., chrome ladder towel radiator, panelling and recessed lighting to the ceiling, opaque double glazed window and tiled effect laminate flooring.

### Bedroom 2

12' x 11'10" approx (3.66m x 3.61m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling, fitted wardrobes with sliding doors and a mirror panel to the central door providing hanging space and shelving.

### Bedroom 3

9' x 8' approx (2.74m x 2.44m approx)

Double glazed window to the rear, radiator and laminate flooring.

### Bedroom 4

8'5" x 7'3" approx (2.57m x 2.21m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling, double built-in wardrobe with sliding doors providing hanging space and shelving.

### Bathroom

The main bathroom is fully tiled and has a white suite including a 'P' shaped bath with a mains flow shower over and curved glazed protective screen, hand basin with a mixer tap and a double cupboard under and a low flush w.c., chrome ladder towel radiator, opaque double glazed window, mirror fronted wall cabinet, cornice to the wall and ceiling and an extractor fan.

### Outside

At the front of the property there is a block paved driveway which runs down the left hand side of the house with off road parking in front of the property where there is a lawn with established beds to the sides.

To the rear of the house the garden has been landscaped to help keep maintenance to a minimum, with there being a slabbed patio area, an ornamental pond with various pebble pathways and well stocked beds, there is a greenhouse, sheds to the right hand side of the property and at the rear of the garage with the garden being kept private by having fencing to the boundaries. There are outside taps at the front and rear of the property and external lighting is provided.

### Garage

17' x 8'8" approx (5.18m x 2.64m approx)

The brick garage has a pitched tiled roof, an up and over door to the front with a half glazed door to the side with power and lighting being provided.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over in the direction of Breaston, turn left into Eaton Grange Drive and immediately right onto The Plantations where the property can be found on the right hand side. 8329AMPP

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(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		
England & Wales 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		
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.