



Tenter Close,  
Long Eaton, Nottingham  
NG10 1HX

**£240,000 Freehold**





THIS IS A LOVELY THREE BEDROOM LINK SEMI DETACHED HOUSE WHICH HAS A FEATURE SPIRAL STAIRCASE AND A LONG PRIVATE GARDEN TO THE REAR.

Being located on Tenter Close, this three bedroom link semi detached property offers a lovely home which will suit a whole range of buyers, from people buying their first property to those who might be downsizing or families looking for a three bedroom home which is close to many amenities and facilities provided by Long Eaton and the surrounding area. For the size and layout of the accommodation and the privacy of the long rear garden to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall with a ground floor w.c. off, the kitchen is positioned at the front of the house and this has ranges of wall and base units and includes integrated cooking appliances, the lounge has the feature spiral staircase taking you to the first floor and patio doors leading to the conservatory at the rear, from which there are double opening French doors leading out to the rear garden. To the first floor the landing leads to three bedrooms, the main bedroom having a range of built-in wardrobes and the bathroom which has a white suite complete with a shower over the bath. Outside there is a newly laid drive and parking area at the front of the house where there is also an electric vehicle charging point, the garage is positioned to the right hand side and at the rear there is a patio leading to a long lawned garden which has established borders and fencing to the sides.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields as well as Trent Lock Golf Club, there are walks at Trent Lock and in the nearby open countryside and the excellent transport links include junctions 24 and 25 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.





UPVC front door with inset leaded double glazed panel and a matching side panel leading to:

### Reception Hall

Built-in shelved storage cupboard, laminate flooring and a radiator.

### Ground Floor w.c.

Having a white low flush w.c. and pedestal wash hand basin with a mixer tap, tiled splashback with a glazed shelf and mirror to the wall above, tiled flooring and an extractor fan.

### Kitchen

The kitchen is fitted with wood grain effect finished units having stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring hob set in a work surface, there are spaces for an automatic washing machine, fridge and freezer, cupboards, drawers, oven and a bottle pull out cupboard below, hood and back plate to the cooking area, matching eye level wall cupboards, Worcester Bosch wall mounted boiler (installed November 24), tiling to the walls by the work surface areas and a double glazed leaded window to the front.

### Lounge

15'4 × 14' approx (4.67m × 4.27m approx)

Having double glazed patio doors leading to the conservatory, feature spiral staircase leading to the first floor, stone effect gas fire set in an Adam style surround with a granite inset and hearth and a radiator.

### Conservatory

12'10 × 12'6 approx (3.91m × 3.81m approx)

Double glazed, double opening French doors leading out to the rear garden, double glazed windows to the rear and right hand side with double glazed eye level windows and exposed brick wall to the left hand side, vaulted polycarbonate roof and laminate flooring.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and panelled doors to:

### Bedroom 1

12' plus wardrobes × 7'9 approx (3.66m plus wardrobes × 2.36m approx)

Two double glazed windows to the rear, range of built-in wardrobes with sliding doors, built-in storage cupboard and a radiator.

### Bedroom 2

9' × 6'1 approx (2.74m × 1.85m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

9' × 7'6 approx (2.74m × 2.29m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom has a panelled bath with mixer taps and a hand held shower and a Triton electric shower over with tiling to three walls and a protective glazed screen, low flush w.c. and a pedestal wash hand basin with a mixer tap and mirror to the wall above, tiling to the walls by the sink and w.c. areas, radiator, tiled flooring and an opaque double glazed window.

### Outside

At the front of the property there is a newly laid block edged driveway and off road parking provided, EV charging point and an outside light by the front door.

At the rear of the house there is a slabbed patio behind the garage and running along the side of the conservatory leading onto a long lawned garden which has established beds and fencing to the side boundaries and an outside light is provided at the rear of the house.

### Garage

16'7 × 7'10 approx (5.05m × 2.39m approx)

The garage has an up and over door to the front with a half glazed door leading out to the rear, hatch to loft storage space and power and lighting is provided in the garage.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island continue straight over and onto Fields Farm Road. Take the second Bosworth Way turning on the left, right onto Rush Leys and Tenter Close can be found on the right.

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### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

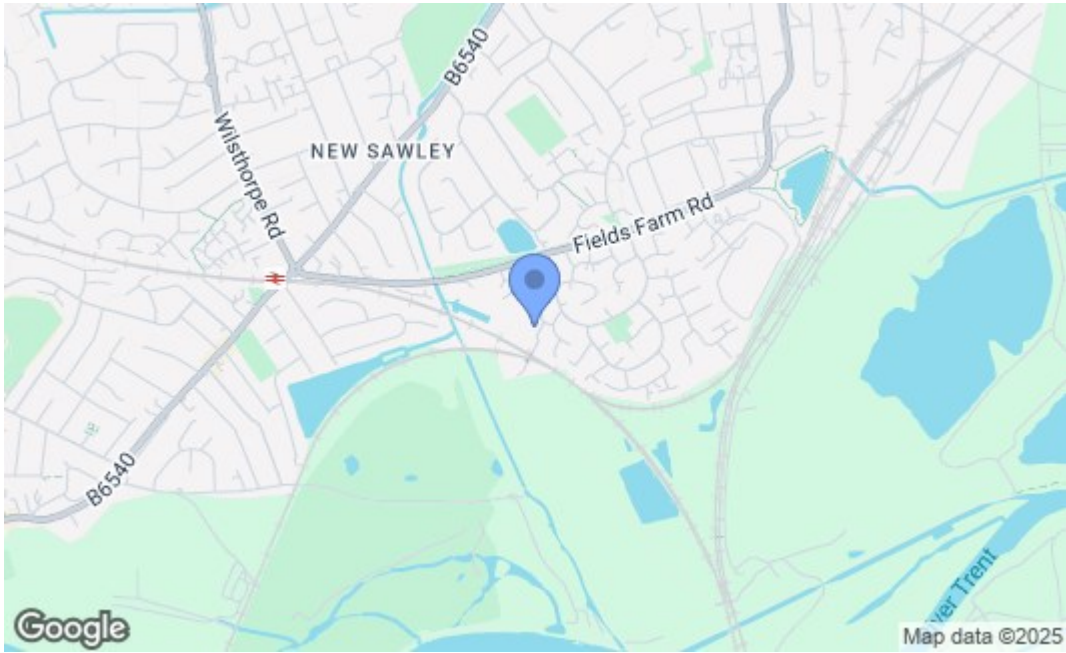
Flood Defenses – No

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   |         | 86        |
| (81-91) B   |         |           |
| (69-80) C   | 69      |           |
| (55-68) D   |         |           |
| (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.