



Lynden Avenue,  
Long Eaton, Nottingham  
NG10 1AB

**O/I/E £209,000 Freehold**





THIS IS A SPACIOUS, THREE BEDROOM SEMI DETACHED HOME WITH A PRIVATE SOUTH FACING REAR GARDEN WHICH IS SITUATED IN A VERY POPULAR RESIDENTIAL AREA.

Being located on Lynden Avenue, this three bedroom semi detached property is situated at the head of a long shared driveway and has a lovely landscaped South facing garden to the rear which provide several places to sit and enjoy outside living. The property is tastefully finished throughout and for the size and layout of the accommodation as well as the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to many local amenities and facilities including excellent local schools and to transport links, all of which has helped to make this a popular and convenient place to live.

The property is constructed of brick under a pitched tiled roof and the accommodation derives the benefits from having gas central heating and double glazing. The house is entered through the main entrance door at the side and has a hallway leading to the large lounge, from which stairs with a feature balustrade lead to the first floor, the kitchen is fitted with wall and base units and opens to a conservatory which provides a separate dining/sitting area and has double opening, double glazed French doors leading out to the private rear garden. There is a ground floor shower room which has a mains flow shower system and to the first floor the landing leads to three good size bedrooms with the main bedroom at the front having a range of built-in wardrobes. Outside there is a brick garage positioned to the right of the house, a block paved area at the front with there being parking in front of the garage and there is a gate between the house and garage providing access to the rear where there are various Indian sandstone patios, an astrotuf lawn and the rear garden is kept private by having fencing to the boundaries.

The property is well placed for easy access to Long Eaton town centre where thee are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the 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.





The main entrance door is positioned at the side of the house and this is a UPVC door with an inset double glazed panel leading to:

### Reception Hall

Having vinyl flooring and wood panelled doors leading to the lounge, kitchen and ground floor bathroom.

### Lounge/Sitting Room

15'10" x 13' approx (4.83m x 3.96m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling, vinyl floor covering and stairs with a feature wooden balustrade and an understairs storage cupboard and wine rack incorporated in a space beneath the stairs with the understairs cupboard having a double built-in storage unit and providing cloaks hanging space.

### Kitchen

9'4" x 8'7" approx (2.84m x 2.62m approx)

The kitchen is fitted with grey fronted units and has a stainless steel with a mixer tap and a four ring gas hob set in a work surface which extends to two walls with an integrated automatic washing machine, cupboards, oven and drawers below, further work surface with an integrated fridge and cupboards beneath, matching eye level wall cupboards and hood over the cooking area, tiled walls to the work surface areas, tiled flooring, radiator and wood panelling to one wall.

### Conservatory

9'9" x 9' approx (2.97m x 2.74m approx)

The conservatory opens from the kitchen and provides a separate dining/sitting area and has double glazed French doors leading out to the private rear garden, double glazed windows to three sides, a glazed roof, radiator and tiled flooring.

### Ground Floor Shower Room

The shower room is fully tiled and has a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, boarding to two walls and curved glazed doors and protective screens, low flush w.c. with a concealed cistern, hand basin with a mixer tap set in a surface with cupboards beneath, opaque double glazed window with a fitted blind, mirror to one wall, chrome ladder towel radiator, tiled flooring, recessed lighting to the ceiling and a double wall mounted cupboard with mirror fronted doors.

### First Floor Landing

Hatch to the loft and wood panelled doors to:

### Bedroom 1

12'6" x 9'11" approx (3.81m x 3.02m approx)

Double glazed window to the front, range of wardrobes to one wall with mirror fronted sliding doors providing hanging space and shelving and there is a radiator.

### Bedroom 2

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

Double glazed window to the rear and a radiator.

### Bedroom 3

8'2" x 6'8" approx (2.49m x 2.03m approx)

Double glazed window with blind to the rear, Worcester Bosch boiler housed in an airing/storage cupboard and a radiator.

### Outside

At the front of the property there is a long shared driveway which leads to the garage where there is off road parking and there is a block paved area in front of the house.

Between the house and garage there is a gate providing access to the rear garden and at the rear of the house there is an Indian sandstone patio with steps leading to an astroturf lawn with further patios to the bottom left hand corner and right hand side of the garden with slate chipped beds to the sides of the astroturf lawn, an outside light and external tap is provided and the garden is kept private by having fencing to the three boundaries.

### Garage

16' x 8' approx (4.88m x 2.44m approx)

The garage has an up and over door to the front, a door to the side and at the rear there is a hatch for a bar from the garage to the rear garden.

### Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue, left into Lynden Avenue and the property can be found around the bend on the right as identified by our for sale board.

8418AMMP

### 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 12mbps Superfast 70mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

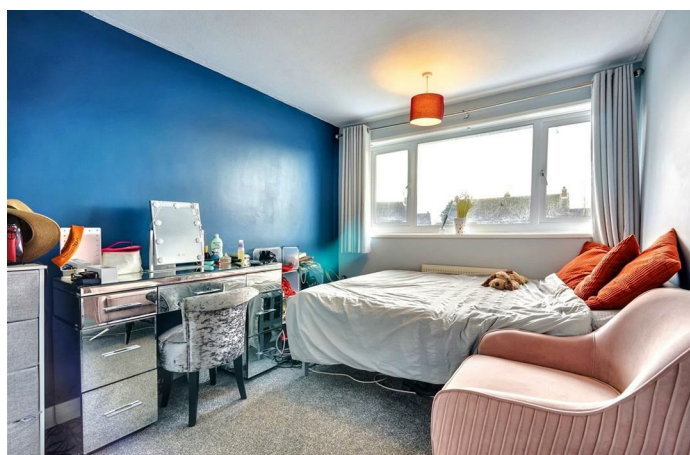
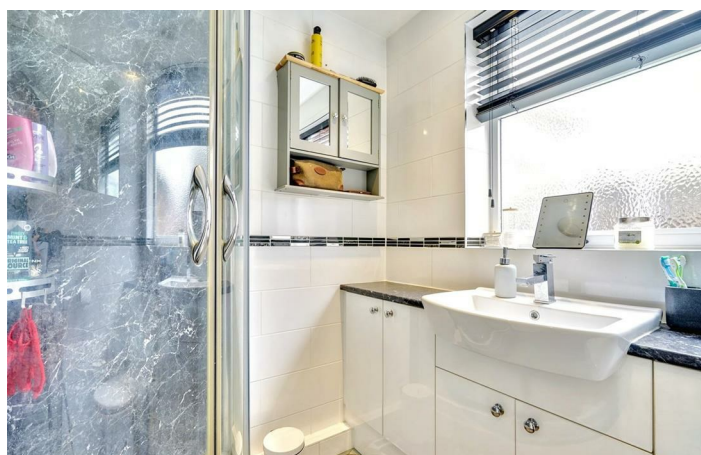
Flood Risk – No, surface water very low

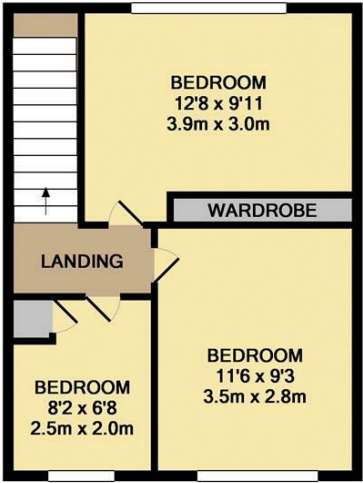
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

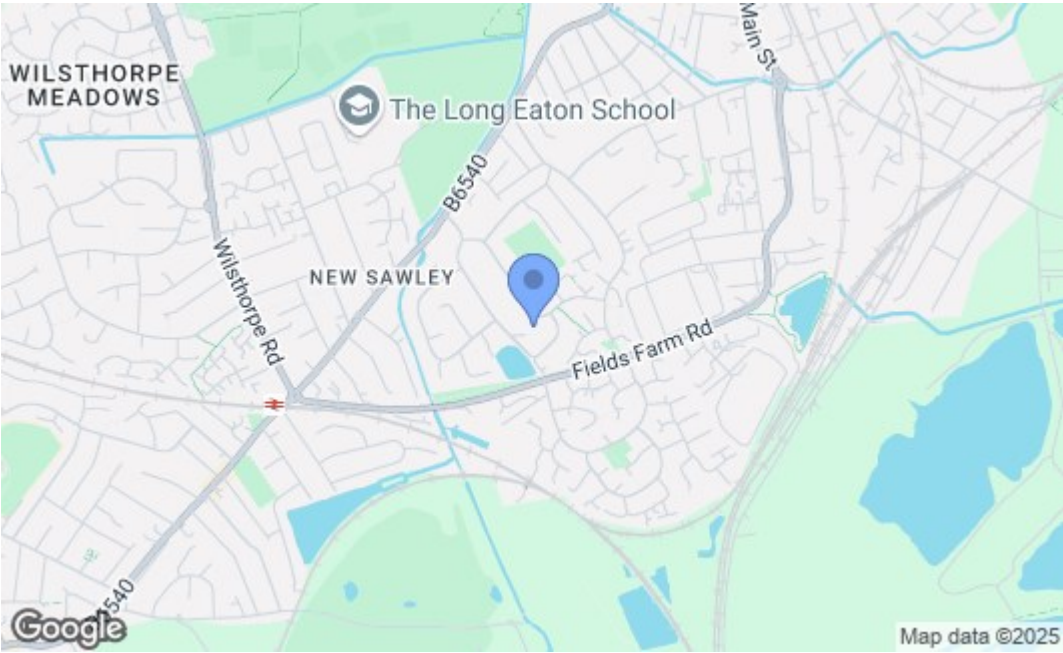




GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

88 LYNDEN AVENUE  
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 by any prospective purchaser. 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		87
(81-91) B		
(69-80) C	67	
(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.