



Laurel Crescent,  
Long Eaton, Nottingham  
NG10 3NL

**Price Guide £230-235,000**  
**Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are pleased to offer to the market this immaculately presented three-bedroom semi-detached home on Laurel Crescent. Offering a stylish and spacious living but yet practical for all in a highly popular residential area. Tastefully decorated throughout, the property boasts a warm and welcoming atmosphere with modern finishes that are sure to impress. To the front aspect, the drive way provides space for multiple vehicles, while the landscaped rear garden offers a private and tranquil outdoor retreat—perfect for relaxing or entertaining but also a great space for little ones to play. The property is ideally situated for commuters and enjoys excellent transport links with easy access to all main link roads including the M1, A52, and A50, as well as being conveniently close to Long Eaton train station and East Midlands Airport. Whether you're a growing family, a professional couple, or simply looking for a beautifully maintained home in a great location, this property ticks all the boxes.

This brick constructed semi detached home benefits from double glazing and gas central heating. Internal accommodation briefly comprises of a hallway, living room and kitchen diner stretching more than 19ft in width. To the first floor, there are three bedrooms and a family bathroom, all presented well in keeping with the rest of this lovely home.

The property is well placed for easy access to excellent local schools with The Long Eaton senior school being a few minutes walk away, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, Long Eaton town centre is only a few minutes drive away where there are Asda, Tesco and Aldi supermarkets and many other retail outlets with there being a Sainsbury's convenience store on Tamworth Road 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.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, storage cupboard, double glazed window to the side and doors to:

### Lounge

13'2 x 11'9 approx (4.01m x 3.58m approx)

Double glazed window to the front, radiator and TV point.

### Dining Kitchen

20'5 x 10'2 approx (6.22m x 3.10m approx)

Double glazed window to the rear, double glazed French doors to the rear, matching wall and base units with work surfaces over, tiled walls, inset stainless steel sink and drainer, radiator, space for a fridge freezer, integrated electric oven, four ring gas hob and extractor over, cupboard housing the boiler and LVT flooring.

### First Floor Landing

Access hatch to the loft which is fully boarded, double glazed window to the side and doors to:

### Bedroom 1

12'9 x 9'11 approx (3.89m x 3.02m approx)

Double glazed window to the rear and a radiator.

### Bedroom 2

12'7 x 11'7 approx (3.84m x 3.53m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

8'10 x 8'5 approx (2.69m x 2.57m approx)

Double glazed window to the front and a radiator.

### Bathroom

Double glazed window to the rear, low flush w.c., chrome heated towel rail, pedestal wash hand basin, panelled bath with mains fed shower over, part tiled walls, lino flooring.

### Outside

To the front of the property there is a brick edged tarmacadam driveway providing ample off street parking.

The rear garden has a patio area, gravelled and mainly laid to lawn, enclosed with panelled fencing.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left as identified by our for sale board.

8663AMCO

### 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, Virgin

Broadband Speed - Standard 22mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

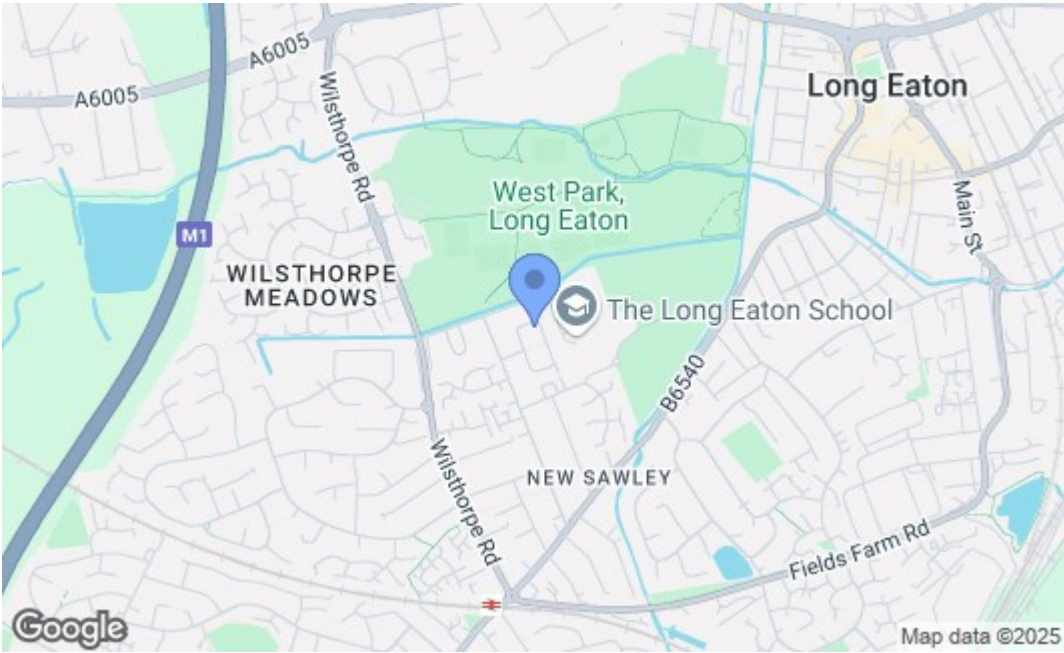
Any Legal Restrictions – No

Other Material Issues – No





While every attempt has been made to ensure the accuracy of the floorplan 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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.