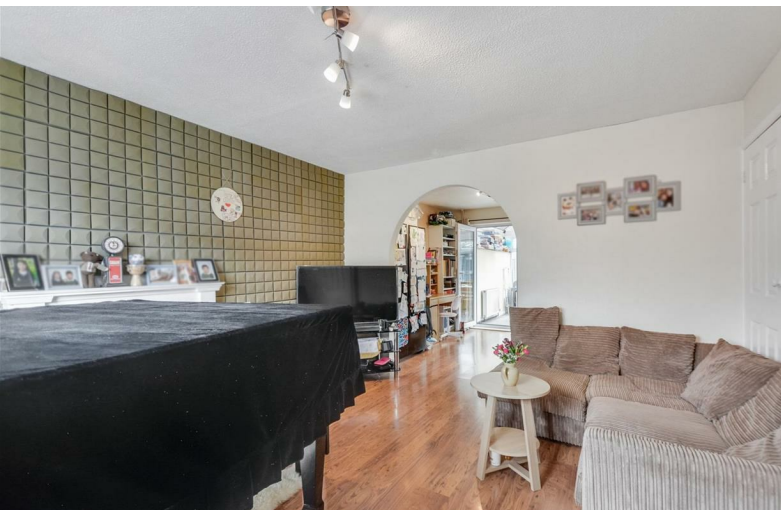




Langdale Drive,
Long Eaton, Nottingham
NG10 3PQ

Price Guide £240-250,000
Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WITH A CONSERVATORY TO THE REAR.

Robert Ellis are delighted to offer to the market this semi detached home located within the desirable Dales Estate, this well-maintained property offers generous accommodation throughout, making it an ideal family home.

The ground floor boasts two versatile reception rooms, perfect for both living and dining, as well as a bright conservatory overlooking the rear garden. There is a separate kitchen and dining room providing a great opportunity to potentially knock through into a living kitchen diner. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from off-road parking and a private rear garden, offering space for outdoor entertaining or family play.

Conveniently located close to local schools including Dovedale Primary school, a range of local shops amenities, and excellent transport links which includes the train station which travels directly to London. This property offers comfort, convenience and potential.

The property benefits from gas central heating and double glazing throughout, internal accommodation briefly compromises of an entrance hall, living room, dining room, kitchen and conservatory to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are schools for all ages within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite double glazed door to the front with matching side panel, laminate flooring, stairs to the first floor, radiator and double doors to:

Lounge

13'4 × 12'5 approx (4.06m × 3.78m approx)

Double glazed window to the front, fire surround with gas fire, laminate flooring, door to the understairs storage cupboard, archway through to:

Dining Room

Laminate flooring, double glazed doors to the conservatory and door to:

Kitchen

10'7 × 7'4 approx (3.23m × 2.24m approx)

With a range of matching wall and base units with roll edged work surfaces over, inset 1½ bowl sink and drainer with mixer tap, integrated oven, gas hob and extractor over, gas central heating boiler, plumbing for an automatic washing machine, space for appliances, coving, tiled splashbacks, recessed lighting, double glazed window to the side and double glazed door to the rear.

Conservatory

10'4 × 8'3 approx (3.15m × 2.51m approx)

Brick base conservatory with UPVC double glazed windows and double doors to the rear, radiator.

First Floor Landing

Double glazed window to the side, loft access hatch to the partially boarded loft space and doors to:

Bedroom 1

13'2 × 8'11 approx (4.01m × 2.72m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

9'8 × 9'2 approx (2.95m × 2.79m approx)

Double glazed window to the rear, radiator and storage cupboard.

Bedroom 3

10' × 6'5 approx (3.05m × 1.96m approx)

Double glazed window to the front, radiator and overstairs storage cupboard.

Bathroom

Three piece suite comprising of a panelled bath with mains flow shower over, low flush w.c., pedestal wash hand basin, UPVC double glazed window to the rear, tiled floor and chrome heated towel rail.

Outside

There is off road parking to the front with picket fence to the side boundary. Side access to the rear garden via a wooden gate.

To the rear the garden is laid to lawn, decked area, two raised bedding areas, garden shed, outside tap and privately enclosed with fenced boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road and second right into Langdale Drive where the property can be found on the right hand side.
8842AMCO

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 39mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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		
(81-91) B		87
(69-80) C	71	
(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 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.