



Windermere Road,
Long Eaton, Nottingham
NG10 4DQ

£195,000 Freehold



THIS IS A THREE BEDROOM MID PROPERTY WHICH PROVIDES WELL PROPORTIONED AND UPDATED ACCOMMODATION THAT IS READY FOR IMMEDIATE OCCUPATION.

Located on Windermere Road, this three bedroom property provides an ideal home for a whole range of buyers, from people buying their first property to families who might be in need of three bedroom accommodation which is close to excellent local schools and other amenities and facilities. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property stands back from the road with off road parking at the front for two vehicles and the house is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits from having gas central heating with a recently fitted boiler (approx. 3 years ago) and double glazing and includes a reception hallway, a lounge/sitting room with a feature log burning stove, the dining kitchen is of a good size and well fitted with wall and base units and from this large living space there is a door leading into a room which provides an excellent storage facility, but could be a workshop, office or something similar. To the first floor the landing leads to the three bedrooms and the bathroom which has a shower over the bath. Outside there is parking at the front, access via a path on the right hand side of the house to the rear where the garden has been landscaped to help keep maintenance to a minimum with there being a pebbled area to the immediate rear of the house, an astroturf lawn and a further pebbled, covered seating area at the bottom of the garden, there is a good quality shed which will remain at the property when it is sold and the garden is kept private by having fencing to the three boundaries.

The property is within easy reach of all the amenities and facilities provided by the area which includes excellent schools for all ages, there is a Co-op store around the corner with further shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields 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

An open porch leads through a UPVC front door which has two inset opaque glazed panels and a matching double glazed window at the side to:

Reception Hall

Stairs with a hand rail leading to the first floor and a radiator.

Lounge/Sitting Room

12' x 10' approx (3.66m x 3.05m approx)

The main living room has a double glazed window to the front, a log burning stove set in a chimney breast with a wooden mantle over and a tiled hearth, radiator and two stylish wooden shelves to one wall.

Dining Kitchen

18'7 x 10' approx (5.66m x 3.05m approx)

The kitchen is fitted with wood effect units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to two sides and has spaces for an automatic washing machine and dishwasher, cupboards, drawers over and a wine rack below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, space for a large American style fridge/freezer, mirrored panelling to one wall, double glazed window to the rear, undestairs storage cupboard, a new boiler is housed in a matching eye level cupboard (fitted approx. 3 years ago) and there is a door with an inset double glazed panel leading out to:

Storage Area

14' x 5'8 approx (4.27m x 1.73m approx)

This most useful storage space could provide a workshop or utility area and has a half opaque double glazed door leading out to the garden, fitted work surface, double glazed window, wall mounted heater and recessed lighting to the ceiling.

First Floor Landing

Hatch with ladder leading to a boarded loft and the balustrade continues from the stairs onto the landing.

Bedroom 1

13'5 x 9'3 approx (4.09m x 2.82m approx)

Double glazed window to the rear and a radiator.

Bedroom 2

13'6 to 10' x 11' approx (4.11m to 3.05m x 3.35m approx)

Double glazed window to the front and a radiator.

Bedroom 3

10'2 to 6'11 x 7' approx (3.10m to 2.11m x 2.13m approx)

Double glazed window to the front, radiator and a double built-in cupboard.

Bathroom

The bathroom has a white suite including a panelled bath with a mains flow shower, panelling to one wall and tiling to two further walls, pedestal wash hand basin and low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window, chrome ladder towel radiator, wall mounted mirror fronted cabinet, electric shaver point, recessed lighting to the ceiling and an opaque double glazed window.

Outside

At the front of the property there is a block paved tarmacadam parking area which provides off road parking for two vehicles and there is a low level fence to the right hand boundary.

The rear garden has been landscaped and there is a pebbled seating area to the immediate rear of the house, from which there is a gate leading to the front of the house, there is a slabbed pathway taking you to a gate and fence which provides access to an astroturf lawn and there is a further covered seating area at the bottom of the garden with the garden being kept private by having fencing to the boundaries, there is a hot and cold water supply provided at the rear of the house and a wooden shed will remain at the property when it is sold.

Shed

10' x 6' approx (3.05m x 1.83m approx)

The recently installed shed has a door and window to the front and provides an excellent secure storage facility.

Directions

Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right onto Briar Gate. At the end turn right onto Grasmere Road, second left onto Windermere Road where the property can be found on the left hand side.
8956MP

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 18mbps Superfast 1mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

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

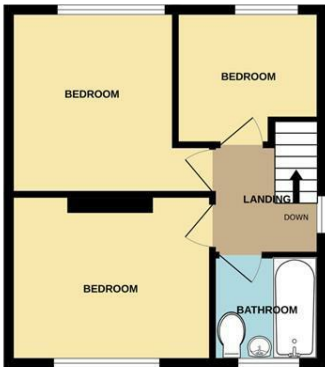




GROUND FLOOR

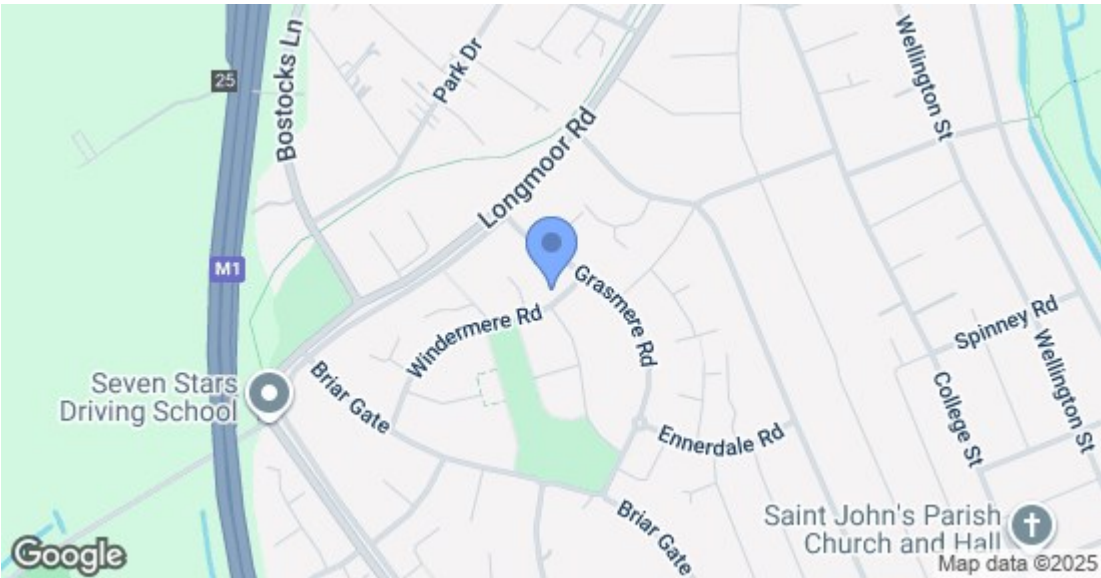


1ST FLOOR



71 WINDERMERE ROAD, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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		
(81-91) B		
(69-80) C		
(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		
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