

Robert Ellis

look no further...



Nottingham Road,
Long Eaton, Nottingham
NG10 2BN

O/I/R £285,000 Freehold

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AN IMMACULATE AND FULLY RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are extremely pleased to bring to the market this much improved three bedroom semi detached property that has been elegantly finished, situated on the outskirts of Long Eaton with easy access to all the local amenities and facilities. The property provides spacious accommodation over two levels and derives the benefit of modern conveniences such as gas central heating and double glazing. The contemporary open plan dining kitchen is sure to tick many boxes with a large island and breakfast bar with French doors opening to the rear garden.

The property is constructed of brick to the external elevations and is set back from the road with a block paved driveway providing ample parking to the front and secure gated access to the side. In brief the accommodation comprises of entrance hall, bay front living room, modern dining kitchen incorporating integrated appliances, a quartz work surface and French doors leading out to the landscaped rear garden. To the first floor there is a larger than average master bedroom, second double bedroom and third bedroom and refitted modern family bathroom. As previously mentioned to the front there is a driveway whilst to the rear there is a landscaped garden with artificial turf and patio areas perfect for al-fresco living,

The property is within a few minutes walk of the Asda, Tesco, Lidl and Aldi superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



Entrance Hall

5'3 x 12'8 approx (1.60m x 3.86m approx)

With newly fitted composite front door with inset frosted glass, UPVC double glazed windows to either side, contemporary tiled flooring, Venetian feature plaster wall to the right hand side, ceiling light, radiator, feature round stained glass window to the side, under-stairs storage cupboard.

Bay Fronted Lounge

11 x 13'4 approx (3.35m x 4.06m approx)

The bay fronted lounge has a large picture UPVC double glazed window to the front, newly carpeted grey flooring, USB plug points, feature fire-place with Venetian plaster and exposed bricks, ceiling light, tv surround and beams to the ceiling

L Shaped Kitchen Diner

16 x 17'7 approx (4.88m x 5.36m approx)

The open plan kitchen diner has four UPVC double glazed windows to the side and rear and in the bay area, there are UPVC French doors opening to the garden, recessed ceiling spotlights, Venetian marble style flooring. There are ceiling lights over the large navy breakfast bar island, which houses the newly fitted induction four ring hob with in build extractor, with quartz worktop. There is also Bluetooth controlled lighting in the island kickboards. The kitchen consists of navy blue wall, base and drawer units with quartz worktop and splashbacks, with inset copper style one and a half sinks with a black contemporary swan neck mixer tap with a pull out inner corded tap. With a Bosch in-built ovens. There is space for washing machine and space for tumble drier. Along the left hand wall, there are separate grey full-height standing units which house the fridge and freezer and pantry cupboards. There is an in-built desk area in the corner.

Landing

8'9 x 6'4 approx (2.67m x 1.93m approx)

The landing has a UPVC double glazed double height frosted window to the side, ceiling light, with access to the loft via a loft hatch. With doors to the three bedrooms and Shower room.

Bedroom One

14'3 x 10'2 approx (4.34m x 3.10m approx)

The main bedroom has a UPVC double glazed window to the front, newly carpeted grey flooring, ceiling light and radiator

Bedroom Two

11'2 x 11'2 approx (3.40m x 3.40m approx)

The second bedroom has a UPVC double glazed window to the rear, newly carpeted grey flooring, ceiling light and radiator .

Bedroom Three / Walk-in wardrobe

10' x 9 approx (3.05m x 2.74m approx)

The third bedroom has a UPVC double glazed window to the front, newly carpeted grey flooring, ceiling light and radiator. With in-built storage wardrobes and vanity units.

Shower Room

8'1 x 6 approx (2.46m x 1.83m approx)

The wet room shower room has been recently fitted with a walk in slate style heated flooring, with a rain shower above and a hand held shower fitting. With blue tooth controlled speakers, recessed ceiling spot lights, a unique and contemporary circular sink unit with storage below, a low-flush Vitra toilet with self-cleaning settings.

Outside

The property has been attractively rendered and painted, with a block paved drive. Access to the rear is via the right hand side behind a gate. The garden has artificial lawn with slate patio areas. There is space for a large summerhouse to the rear and the garden has been designed for low maintenance.

Directions

Proceed out of Long Eaton along Nottingham Road, past the Asda on the left and the property can be found on the left hand side as identified by our for sale board.

Council Tax Band

Erewash Council tax Band B

Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

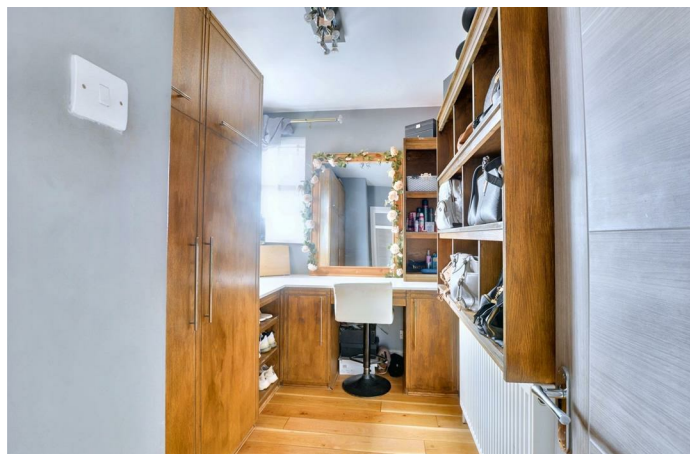
Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(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.