



## Three Bedroom Semi-Detached House located in Long Eaton.

Asking Price Of  
£289,950

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 36 Shilling Way Long Eaton Nottingham NG10 3QN

This attractive three-bedroom link/semi-detached property offers stylish and well-presented accommodation throughout, making it an ideal choice for a wide range of buyers. Benefiting from gas central heating and double glazing, the home combines modern comfort with practical living space.

The accommodation comprises an entrance hall leading to a spacious lounge, which flows through to a well-appointed dining kitchen. To the rear, a bright conservatory provides an additional reception room and enjoys pleasant views across the garden, creating a versatile space suitable for relaxation, dining, or home working.

To the first floor are three well-proportioned bedrooms and a modern family bathroom fitted with a contemporary suite incorporating a shower and WC.

Externally, the property benefits from driveway parking to the front, while the attractive rear garden features a decked patio area, ideal for outdoor entertaining, family enjoyment, and al fresco dining.

Offered to the market with no upward chain, this excellent home presents a fantastic opportunity for buyers seeking a property ready to move into. Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

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## FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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3



1



2



C



EPC

C



831  
sq. ft