



Meadow Lane,  
Long Eaton, Nottingham  
NG10 2FQ

**O/O £475,000 Freehold**



THIS IS A BEAUTIFULLY PRESENTED, INDIVIDUAL THREE BEDROOM DETACHED FAMILY HOME WITH SPACIOUS LIVING ACCOMMODATION AND A COVERED OUTSIDE LIVING/ENTERTAINMENT AREA TO THE REAR WHICH IS SITUATED IN THIS SOUGHT AFTER LOCATION, CLOSE TO OPEN FIELDS AND COUNTRYSIDE.

Robert Ellis are pleased to be instructed to market this individual detached three bedroom home which is positioned on a large plot with private gardens to the rear. The property also benefits from having a large outside covered seating/entertainment area which includes a bar and seating and dining areas and for all that is included in this lovely home to be appreciated, we recommend that interested parties take a full inspection so they can see the whole property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a light and airy reception hall with a staircase having a feature glazed balustrade leading to the first floor, the lounge has a tiled recess in the chimney breast to position a log burning stove and has double glazed patio doors leading out to the rear garden, the dining room has a bay window to the front and a feature fireplace, the breakfast kitchen is exclusively fitted with light grey Shaker style units, there is a utility room, a large orangery/family room with a lantern ceiling window and double glazed sliding patio doors leading to the outside living area and there is a most luxurious ground floor shower room/w.c. To the first floor the landing leads to the three bedrooms and the luxurious main bathroom which has a stand-alone slipper bath and tiling to the walls and floor. Outside there is the driveway and off road parking at the front, an adjoining garage to the left hand side of the house and a gate providing access to a path which leads to the rear garden where there is an Indian sandstone patio, the covered outside living/entertainment area with a bar and seating and dining areas, there is a position for a hot tub, a raised pool and there is a long lawned garden with mature borders and fencing to the sides and at the bottom of the garden there is a mature storage building.

The property is within easy reach of Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 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.



### Front Door

Stylish composite front door with an inset glazed panel and an outside light with an arched opaque glazed window to the side leading to:

### Reception Hall

The spacious reception hall has a staircase with a glazed balustrade with a wooden hand rail and cupboard beneath leading to the first floor, double glazed window on the half landing, a radiator, oak panelled doors leading to the dining room and kitchen and quality laminate flooring.

### Lounge/Sitting Room

18' x 11' approx (5.49m x 3.35m approx)

The lounge has glazed sliding doors leading out to the rear garden, a log burning stove set in the recessed chimney breast with a tiled inset and hearth, exposed wooden beam, cornice to the wall and ceiling and a walk through to the dining room.

### Dining Room

11' x 10' approx (3.35m x 3.05m approx)

Bay window with fitted blinds to the front, feature Victorian cast iron fireplace, feature cast iron radiator, cornice to the wall and ceiling and an exposed beam.

### Orangery/Family Room

20' x 10' approx (6.10m x 3.05m approx)

This large additional reception room has double glazed sliding patio doors leading to the outside covered living area, panelling to one wall and power and aerial point for a wall mounted TV, laminate flooring, a lantern window and recessed lighting to the ceiling, two radiators and cornice to the wall and ceiling.

### Ground Floor Shower Room

The ground floor shower room is tiled to the walls and has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a glazed screen, hand basin with a mixer tap with a wall mounted mirror fronted cabinet to the wall above and two drawers below and a low flush w.c., chrome ladder towel radiator, recessed lighting to the ceiling and tiled flooring.

### Kitchen

9' x 18' approx (2.74m x 5.49m approx)

The kitchen is exclusively fitted with grey Shaker style units having brushed stainless steel fittings and includes a Belfast sink with a mixer tap set in a granite work surface with cupboards, drawer and space for a dishwasher below, space for a cooking Range with a hood over and work surfaces to either side having cupboards and drawers beneath, matching eye level wall cupboards and a microwave oven with a shelf above having lighting under the wall units, a further granite work surface with cupboards and drawers below, laminate flooring, oak doors to the utility room and to the hall, space for an American style fridge/freezer, double glazed, double opening French doors with double glazed window to the side leading out to the rear garden and tiling to the walls by the work surface areas.

### Utility

15' x 4' approx (4.57m x 1.22m approx)

The utility room has a work surface with space below for both an automatic washing machine and tumble dryer with a tiled splashback and two feature shelves above, double glazed eye level window, double fitted cupboard with further feature shelving above, half double glazed door leading out to the rear garden, laminate flooring and a radiator.

### First Floor Landing

The landing has natural light provided by the double glazed window at the side and from a Velux window to the sloping ceiling, the glazed balustrade continues from the stairs onto the landing, cornice to the wall and ceiling and there are oak panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

The main bedroom has a double glazed bay window to the front, two double wardrobes with a central shelf where a TV can be positioned with there being a TV aerial point and power point and recessed lighting over, a radiator and cornice to the wall and ceiling.

### Bedroom 2

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

Having a double glazed window to the rear, cornice to the wall and ceiling, radiator and a TV aerial point.

### Bedroom 3

11'6" x 11' approx (3.51m x 3.35m approx)

Double glazed window to the rear, access hatch to the loft space, cornice to the wall and ceiling, radiator and TV aerial point.

### Bathroom

The luxurious family bathroom has a stand-alone bath with a mixer tap and hand held shower, high flush w.c., pedestal wash hand basin with a chrome towel rail below and a mirror to the wall above, panelling to the lower parts of the walls, an opaque double glazed window with a roller blind, laminate flooring and a chrome ladder towel radiator.

### Outside

At the front of the property there is a block edged tarmac driveway and off road parking area with a wall to the front boundary, fencing to both the side boundaries and there is a gate to the right hand side of the property providing access to the rear garden.

The rear garden is an important feature of this beautiful home and has an Indian sandstone patio to the immediate rear of the property which has a covered area for a hot tub, a position for a raised pool and a large outside covered living/bar area which is ideal for entertaining and this has panelling to two walls, a fitted bar with shelving behind, fitted wall mounted heaters, pitched roof and wooden supporting pillars and there is a long lawned garden with mature borders to the sides with fencing to the side and rear boundaries and there is a secure store building positioned at the bottom of the garden.

### Garage

15' x 9' approx (4.57m x 2.74m approx)

The garage has an electrically operated up and over door to the front and power points and lighting area provided within the garage.

### Outdoor Bar

23' x 11'6" approx (7.01m x 3.51m approx)

This timber framed purpose built building includes a bar area, spaces for seating and dining, has wood panelling to two walls, pitched roof with recessed lighting, two wall mounted heaters, decked flooring and leads out to the patio and lawned garden.

### Outdoor Storage Building

At the bottom of the garden there is a secure store.

### Directions

Proceed out of Long Eaton along Main Street and at the traffic island turn left into Meadow Lane, continue over the railway bridge and turn right at the next island. Continue along Meadow Lane and the property can be found on the right hand side. 9285JM

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 43mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

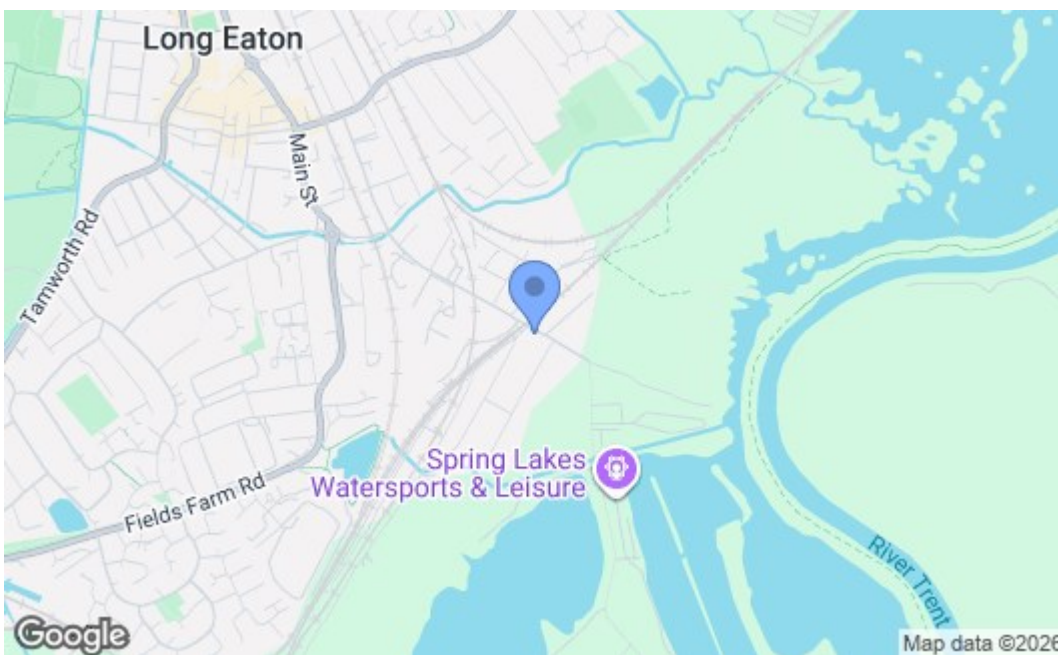
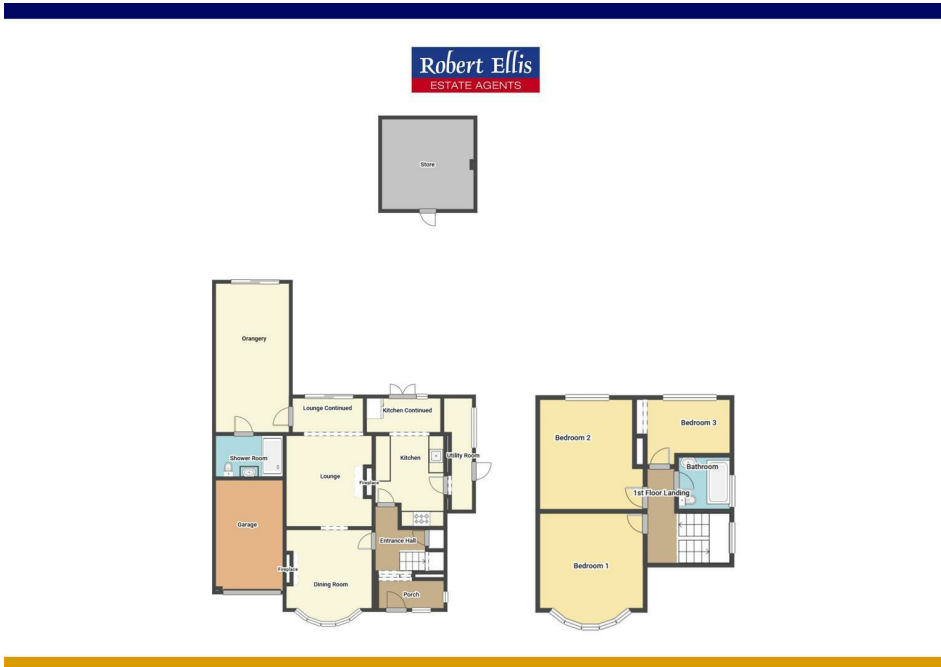
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.