

Briar Gate,  
Long Eaton, Nottingham  
NG10 4DY

**Price Guide £260-270,000**  
**Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE WITH AMPLE LIVING SPACE AND A REFURBISHED KITCHEN THAT OVERLOOKS THE SOUTH FACING GARDEN.

The entrance hallway has stairs rising to the first floor and door access to the living room and kitchen and a downstairs toilet. The living room is L-Shaped and has plenty of room for reconfiguration. The kitchen diner is a good size for the usual appliances, storage and dining along with space for washing machine and tumble dryer. The double glazed obscure back door leads to the low-maintenance rear garden with multiple outbuildings for storage. The landing on the first floor provides access to three single bedrooms and a four piece family bathroom. To the front of the property there is a driveway providing off road parking.

Found within walking distance of a Co-op store with other shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite panelled entrance door and tiled effect vinyl flooring, useful understairs storage cupboard, stairs leading to the first floor landing, and doors leading into the WC, kitchen and lounge.

### Lounge

18'11" x 13'9" (5.77m x 4.19m)

An L-shaped reception room with three UPVC double glazed windows with fitted blinds to the front, carpet flooring, two double radiators, two ceiling lights, TV and electric points.

### Kitchen

14'3" x 10'9" (4.34m x 3.28m)

Fitted with modern wall, base and drawer units, work surfaces, one-and-a-half bowl sink and drainer unit with mixer tap, integrated oven with electric hob above, ceiling height storage, spotlights to ceiling, contemporary radiator, integrated fridge freezer and dishwasher, space and plumbing for washing machine, space for tumble dryer, vinyl tiled effect flooring, recently fitted wall mounted combination boiler, UPVC double glazed window to the rear elevation and composite back door with obscure glazing leading to the rear garden.

### Downstairs WC

Fitted with a low-flush WC, wall-mounted wash-hand basin, part panelled walls, double radiator, vinyl tiled effect flooring and UPVC obscure double glazed window to the rear.

### First Floor Landing

Access to the loft, part panelled walls, carpet flooring and doors leading into the bathroom and three bedrooms.

### Bedroom One

14' x 9'5" (4.27m x 2.87m)

UPVC double glazed windows with fitted blinds to the front, carpet flooring, double radiator and ceiling lights.

### Bedroom Two

10' x 11'2" (3.05m x 3.40m)

UPVC double glazed window with fitted blinds to the rear, carpet flooring, double radiator and ceiling light.

### Bedroom Three

8' x 8' (2.44m x 2.44m )

UPVC double glazed window with fitted blinds to the front, carpet flooring, ceiling light and double radiator.

### Bathroom

Incorporating a four-piece suite comprising panelled bath, shower cubicle with mains controlled shower over, pedestal wash-hand basin, low-flush WC, wall-mounted chrome heated towel radiator, spotlights to ceiling, extractor fan and UPVC obscure double glazed window to the rear.

### Outside

To the front of the property you will find a low maintenance driveway providing off-road parking for two cars, and to the rear of the property you will find a private and enclosed garden which includes patio seating with the lawn beyond and two brick built outbuildings.

### Directions

Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Briar Gate can be found as the fifth turning on the right hand side and the property can be identified by our for sale board.

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### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps 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



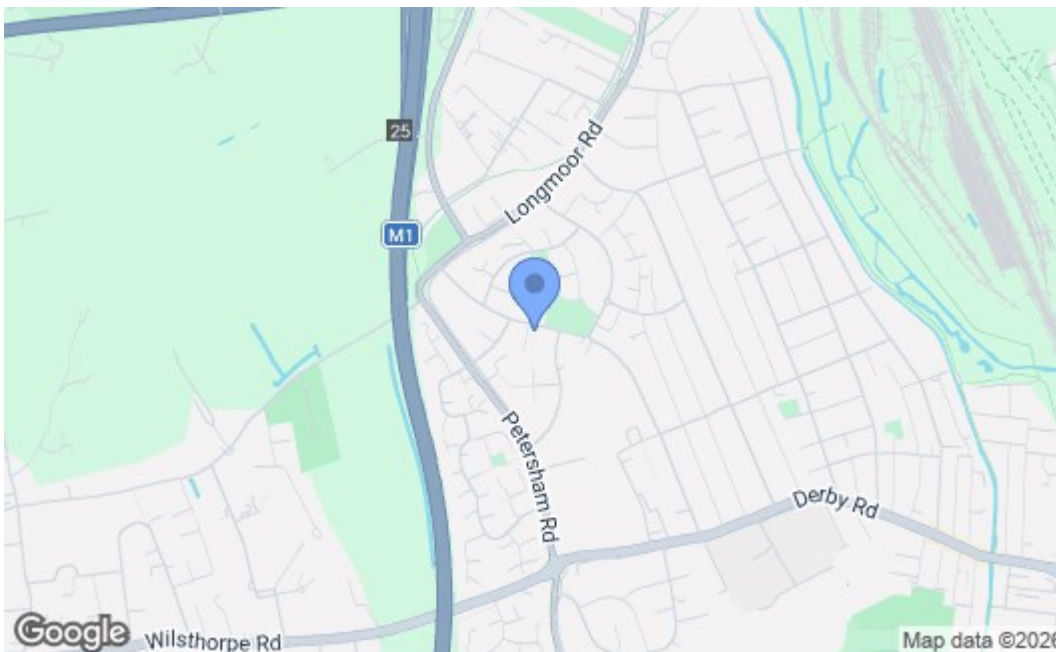


GROUND FLOOR

1ST FLOOR



121 BRIAR GATE, LONG EATON



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			
<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.