

Bosworth Way,  
Long Eaton, Nottingham  
NG10 1EA

**O/O £290,000 Freehold**

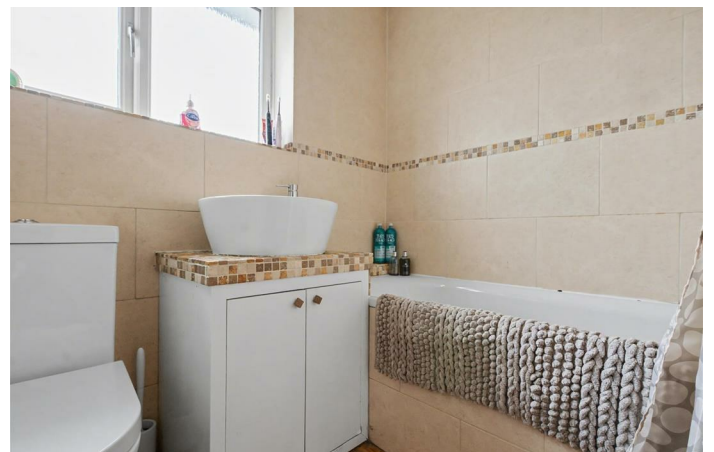
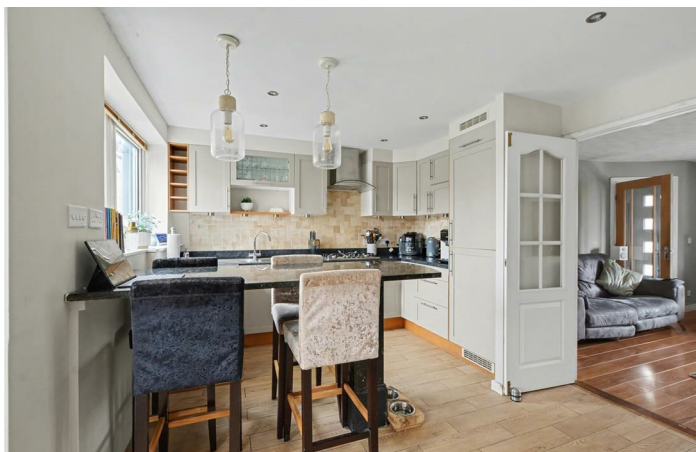


THIS IS A THREE BEDROOM DETACHED HOME WITH AN ADJOINING BRICK GARAGE WHICH IS LOCATED ON A PRIVATE DRIVE ON THE EDGE OF FIELDS FARM.

Robert Ellis are pleased to be instructed to market this three bedroom detached home which since being originally constructed has had the original kitchen and dining room combined to provide an open plan living/dining kitchen which has double glazed French doors leading to the conservatory. The property provides a lovely family home, but will suit a whole range of buyers and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and from being double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall, from which stairs lead to the first floor and a glazed door leads into the lounge which has a media wall with a recess for a 55" TV and there are double opening part glazed doors leading to the dining kitchen which is fitted with wall and base units and has integrated cooking appliances. From the dining area there are double opening, double glazed French doors leading into the conservatory which provides access to the rear garden and to the first floor there are oak panelled doors leading to the three bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is an adjoining brick garage with an electric roller shutter entrance door, there is parking for several vehicles at the front of the property and at the rear there is a private garden with a patio leading onto a lawned garden which has fencing and brickwork pillars to the front boundary.

The property is only a few minutes drive away from Long Eaton town centre 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, excellent schools for all ages within walking distance of the property and the 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 four inset etched double glazed panels and brushed stainless steel fittings leading to:

## Reception Hall

Stairs with a hand rail leading to the first floor, real oak wood veneer flooring, radiator in a housing and an oak door with inset glazed panels leading to:

## Lounge/Sitting Room

13'9" x 12'1" approx (4.19m x 3.68m approx)

Double glazed bow window to the front, media wall with a recess for a 55" TV having power points and a data point, understairs storage cupboard, real oak wood veneer flooring and double doors with inset glazed panels leading to:

## Dining Kitchen

15'7" x 10'4" approx (4.75m x 3.15m approx)

The kitchen area has wooden hand painted units with brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and five ring gas hob set in a work surface which extends to three walls and has drawers, cupboards, a double oven and space for a dishwasher or automatic washing machine below, central island with a granite surface and pillar which provides an eating area, matching eye level wall cupboards, display cabinet and shelving with lighting under, upright shelved pantry style cupboard, tiling to the walls by the work surface areas, space for an American style fridge freezer with a water supply, feature vertical radiator, tiled flooring, double glazed window with a blind to the rear, double glazed French doors leading to the conservatory, there are two light fittings over the central island and recessed lighting to the ceiling.

## Conservatory

10'6" x 10'2" approx (3.20m x 3.10m approx)

Double opening, double glazed door leading out to the rear garden with double glazed windows to the rear and right hand side and there are high level double glazed windows to the left, a vaulted polycarbonate ceiling and tiled flooring.

## First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing and there are oak panelled doors leading to:

## Bedroom 1

12'9" x 9' to 8'3" approx (3.89m x 2.74m to 2.51m approx)

Double glazed window to the rear and a radiator.

## Bedroom 2

12'3" x 8'2" approx (3.73m x 2.49m approx)

Double glazed window to the front, radiator, access to the loft and recessed lighting to the ceiling.

## Bedroom 3

9'6" x 6'5" approx (2.90m x 1.96m approx)

Double glazed window to the front, radiator, laminate flooring and a built-in storage cupboard over the bulkhead of the stairs.

## Bathroom

The bathroom has a white suite with a tiled panelled bath having a mixer

tap and shower, tiling to three walls, a circular hand basin with a mixer tap set on a tiled surface with a double cupboard below and a low flush w.c., tiling to the walls by the sink and w.c., radiator with a rail over and an opaque double glazed window.

## Outside

At the front of the property there is a driveway with slate chipped beds to the sides with the area at the front of the house providing parking for several vehicles, fence with brick pillars to the front boundary and low level fencing to the right hand side with a gate providing access to the rear garden to the right of the property.

To the rear there is a patio leading onto a good size lawned garden with a concrete base at the bottom of the garden which would be ideal to position a garden room or similar building, there is fencing and brickwork to the three boundaries and there is an outside light.

## Garage

16'2" x 8'3" approx (4.93m x 2.51m approx)

The adjoining brick garage has an electric roller shutter door at the front with a half double glazed door leading out to the rear garden, an Ideal wall mounted boiler, access to the storage space in the roof of the garage, power points and sensor lighting, plumbing for an automatic washing machine/dryer and there is an outside tap in the garage.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left into Fields Farm Road. Take the second right hand turning into Bosworth Way and the property can be found on the left. 9085MP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

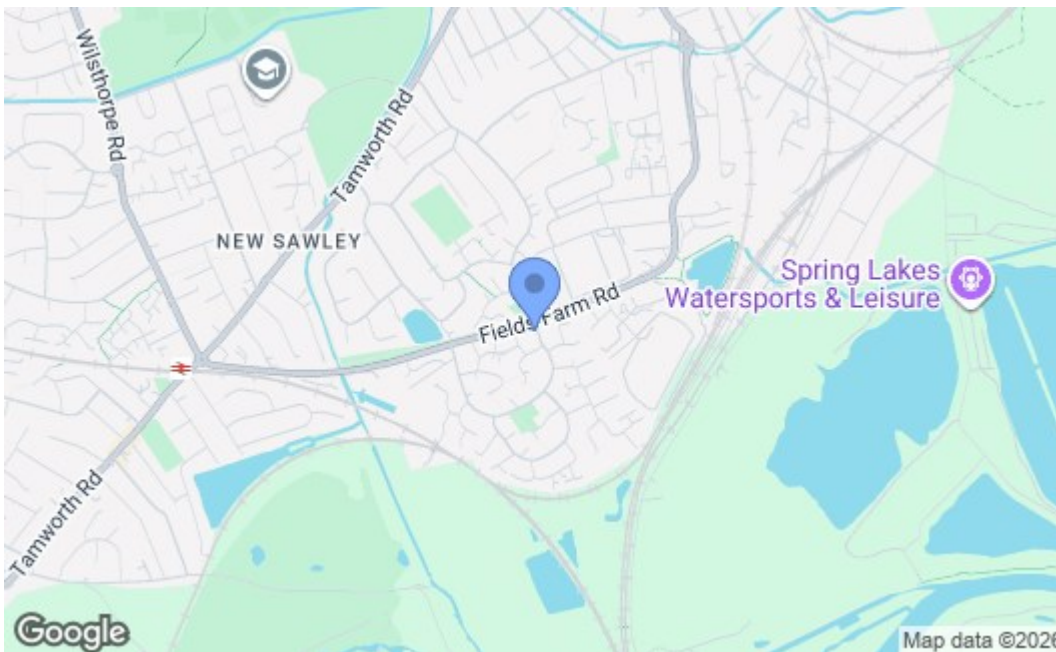
Other Material Issues – No





99 BOSWORTH WAY, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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		71	78
(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.