



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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68 Welbeck Road, Long Eaton, NOTTINGHAM, NG10 4GQ

Guide Price £235,000



Three bedroom semi detached house located in Long Eaton, Nottingham

GUIDE PRICE £235,000 TO £239,950 . No upward chain and vacant possession, immaculately presented throughout and renovated to a good standard, this three bedroom semi detached house sits on a corner plot offering great scope for potential extending (subject to planning). Ideally situated on a no-through road, the property is located in the sought after area of Long Eaton.



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Property Description

No upward chain and vacant possession, immaculately presented throughout and renovated to a good standard, this three bedroom, family, semi detached house sits on a generous corner plot offering great scope for potential extending (subject to planning). Ideally situated on a no-through road, the property is located in the sought after area of Long Eaton.

The spacious entrance hallway, with understairs storage and downstairs WC, leads to the bright living room with dual aspect windows and double glazed door to the rear. The modern kitchen provides ample storage space as well as pantry and small breakfast bar. The bedrooms are generously sized including the third being nearly a double. The modern family bathroom is bright and spacious. The property benefits from being fully double glazed throughout, gas central heating. The outside of the property is a real good selling feature and makes an ideal space should someone wish to extend, along with large lawn area and off road parking for multiple vehicles. The enclosed private rear garden offers a lawn and patio area with brick built storage.

A viewing is advised to fully appreciate what is on offer here.

The property is well placed for all the shopping facilities provided in the centre of Long Eaton including Asda, Tesco and Aldi stores as well as many other retail outlets. There are healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields, and excellent schools for all ages within walking distance of the property. There are good transport links including J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads providing good access to Nottingham and Derby.



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ENTRANCE HALL: 9' 3" x 6' 5" (2.83m x 1.96m) Double glazed uPVC door to front, access to understairs storage, radiator, laminate flooring, stairs to first floor.

KITCHEN: 11' 8" x 9' 9" (3.56m x 2.99m) Double glazed uPVC window to rear and side and a single uPVC door to the side access. The refurbished kitchen has fitted over and under counter wall units with worksurfaces and breakfast bar. Stainless steel sink and a half with drainer and mixer tap, integrated electric oven with gas hob and electric extractor fan, space and plumbing for washing machine, tiled splashbacks, boiler and access to pantry area.



LIVING ROOM: 17' 1" x 11' 11" (5.21m x 3.64m) Double glazed uPVC window to the front and rear with single door to the garden, carpets, radiator.

WC: 4' 11" x 2' 8" (1.50m x 0.82m) Double glazed uPVC window to the side, low level flush WC with combined wash hand basin, tiled walls and laminate flooring.

UNDER STAIRS STORAGE: Housing the gas and electric meters and space for storage. UPVC double glazed window to the front.

BEDROOM ONE: 11' 4" x 9' 4" (3.47m x 2.86m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM TWO: 10' 6" x 12' 4" (3.22m x 3.76m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM THREE: 10' 5" x 8' 6" (3.19m x 2.61m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM: 6' 11" x 6' 9" (2.11m x 2.08m) Double glazed uPVC window to the side, low level flush WC, wash hand basin, panelled bath with electric shower over, heated towel rail, laminate flooring, tiled walls.



OUTSIDE: To the front of the property is fence panelling with gated pedestrian access and gated access for off street parking leading to driveway for multiple cars. Large well maintained lawn area with path leading to rear access gate and front door. The rear enclosed garden has patio area with lawn and gravelled area, fence panels and outside brick store.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only Via Wallace Jones.