

Robert Ellis

look no further...



Acton Road,
Long Eaton, Nottingham
NG10 1FR

£280,000 Freehold

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A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME SITUATED ON ACTON ROAD.

Robert Ellis are pleased to bring to the market this well proportioned semi detached property which offers generous living accommodation throughout, ideal for a range of buyers. The home benefits from two large reception rooms, with the lounge featuring a boxed bay window and a multi fuel log burner, creating a warm and inviting focal point. To the rear of the property is an extended kitchen diner, providing an excellent space for everyday family living and entertaining.

To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property enjoys a rear garden with both lawn and patio areas, offering a pleasant outdoor space to relax and entertaining. An internal viewing is highly recommended to fully appreciate the space and accommodation this lovely home has to offer.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi superstores as well as many other retail outlets, various pubs, restaurants, there are schools for all ages within easy reach and the excellent transport links include junctions 24 and 25 of th M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite front door, coving, Minton tiled flooring, doors to the lounge and dining room, stairs to the first floor, radiator.

Lounge

11'11" x 13'9" approx (3.63m x 4.19m approx)

Double glazed box bay to the front, coving, multi log fuel burner, radiator, dado rail.

Dining Room

11'11" x 13'2" approx (3.63m x 4.01m approx)

Double glazed windows to the rear and side, door to kitchen, radiator and dado rail.

Kitchen

9'2" x 17'9" approx (2.79m x 5.41m approx)

Double glazed patio doors to the rear, double glazed window door and window to the side, matching wall and base units with work surfaces over, Belfast sink, space for a cooker with extractor over., space for a fridge freezer, plumbing for a washing machine and dishwasher, radiator, storage cupboard .

Ground Floor w.c.

Low flush w.c., wash hand basin, obscure UPVC double glazed window to the side.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

14'11" x 12'5" approx (4.55m x 3.78m approx)

Three double glazed windows to the front, wooden flooring and two radiators.

Bedroom 2

9'5" x 13'2" approx (2.87m x 4.01m approx)

Double glazed window to the rear, radiator.

Bedroom 3

9'2" x 11'4" approx (2.79m x 3.45m approx)

Double glazed window to the rear, radiator.

Bathroom

Obscure double glazed window to the side, vanity wash

hand basin, low flush w.c., panelled bath with wall mounted electric shower over, part tiled walls, linoleum flooring.

Outside

The rear garden is laid mainly to lawn with two sheds, shrubs to the borders and a patio, enclosed with panelled fencing.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road and left into Acton Road where the property can be found on the left.
9311CO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.