



Elgar Drive,  
Long Eaton, Nottingham  
NG10 3PY

**£325,000 Freehold**

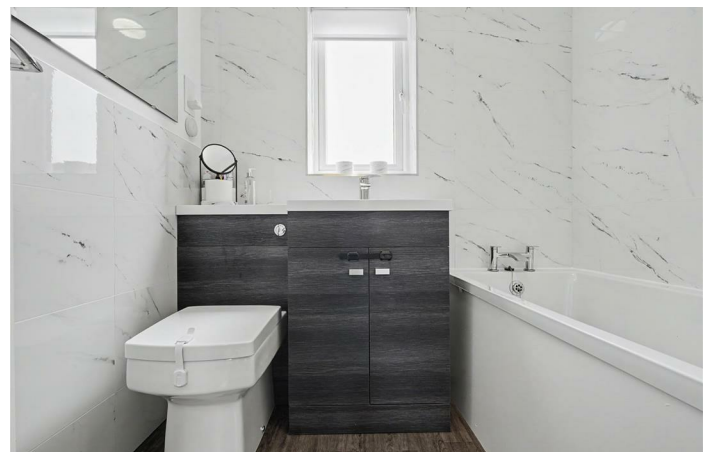


THIS IS A THREE BEDROOM DETACHED FAMILY HOME WHICH OVER THE PAST THREE YEARS HAS BEEN THOUGHTFULLY UPGRADED AND IMPROVED, AS PEOPLE WILL SEE WHEN THEY VIEW THE PROPERTY.

Robert Ellis are pleased to be instructed to market this detached three bedroom property which over recent years has been upgraded by the current owner and for the size and layout and work which has been carried out 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 situated close to excellent local schools and many other amenities and facilities provided by the area, all of which have helped to make this a very popular and convenient place to live.

The property was originally built by Redrow Homes and has attractive brickwork with render to the front, all 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 reception hall which has Karndean style flooring that extends through into the lounge and dining kitchen, the lounge and the dining kitchen has been exclusively re-fitted with ranges of light grey coloured Shaker wall and base units and from the kitchen there are sliding glazed doors leading to the conservatory which has had the windows, roof and external door leading out to the side replaced and had the internal walls plastered. To the first floor the landing leads to the three bedrooms with the main bedroom having built-in wardrobes and the luxurious newly fitted bathroom which has a white suite with a mains flow shower system over the bath. Outside there is a lawn and planted area at the front, a driveway to the right provides off road parking for two vehicles and has double gates leading to the detached garage, there is a path and gate to the left hand side providing access to the rear garden where there is a block paved patio/seating area next to the conservatory and garage with a low level wrought iron fence and gate leading onto the lawn which has borders to the sides, a number of seating areas and is kept private by having fencing to the side boundaries and concrete panelling to the rear.

The property is within easy reach of 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, walks in the nearby open countryside and along the banks of the River Trent 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 three inset opaque glazed leaded panels and an opaque double glazed side panel leading to:

### Reception Hall

Karndean style flooring which extends through into the lounge and dining kitchen, a radiator and hatch to the roof space.

### Cloaks/w.c.

Having been recently re-fitted with a white low flush w.c. and hand basin with a mixer tap, tiled splashback and a cupboard below, opaque double glazed window with a fitted roller blind and Karndean style flooring.

### Lounge/Sitting Room

15'3 x 11'8 approx (4.65m x 3.56m approx)

Double glazed window with a fitted blind to the front, two radiators, Karndean style flooring, stairs with a balustrade and storage cupboard under which provides cloaks hanging and storage space and has power and lighting and there is a door leading to:

### Dining Kitchen

14'7 x 8'2 approx (4.45m x 2.49m approx)

The dining kitchen has been recently re-fitted with light grey Shaker style units having brushed brass fittings and includes a 1½ bowl sink with a brass finished mixer tap and an induction hob set in a work surface which extends to three walls and has housings and plumbing for an automatic washing machine and dishwasher, cupboards, oven and drawers below, full height shelved eye level cupboards to two walls in the kitchen area and in the dining area there is a surface extending along one wall with cupboards below and full height matching cupboards to the wall above, tiling to the walls by the work surface areas, radiator, double glazed window to the rear, Karndean style flooring and double glazed sliding doors leading to:

### Conservatory

11' x 7'6 approx (3.35m x 2.29m approx)

The conservatory has had new double glazed windows, a door leading out to the side and a roof installed by the current owner, the brick work has been recently plastered on the inside walls and there is a full height double glazed door leading out to the rear garden with double glazed windows to three sides with blinds to one side, a vaulted roof, radiator and Karndean style flooring.

### First Floor Landing

Having a double glazed window to the side, new panelled doors leading to the bedrooms and bathroom, access to the loft and a built-in shelved storage cupboard.

### Bedroom 1

12'4 x 11'4 to 9'5 approx (3.76m x 3.45m to 2.87m approx)

Two double glazed windows to the front, double built-in wardrobe, a built-in cupboard with a hanging rail providing excellent storage space, a radiator and power points with USB charging points.

### Bedroom 2

8'5 to 7'5 x 7'5 approx (2.57m to 2.26m x 2.26m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

8'5 x 5'9 approx (2.57m x 1.75m approx)

Double glazed window with a blind to the rear and a radiator.

### Bathroom

The newly fitted luxurious bathroom has a white suite and includes a panelled bath with a mixer tap and mains flow shower over having a rainwater shower head and hand held shower, low flush w.c. with concealed cistern and hand basin with a mixer tap and double cupboard below, chrome ladder towel radiator, mirror to one wall, extractor fan, opaque double glazed window with a fitted blind and tiling to the walls by the bath, sink and w.c. areas.

### Outside

To the front of the property there is a lawn with established planting and a driveway provides off road parking for two vehicles and there are double wooden gates leading to the garage and rear garden, there is a pebbled area in front of the house, an outside light by the front door and to the left hand side there is a path and gate providing access to the rear garden.

At the rear there is a block paved patio area next to the garage and conservatory, an outside light is provided and there is wrought iron low level fencing and a gate leading onto a lawned garden which has various seating areas and borders to the sides, there is fencing to the side boundaries and a concrete panelled fence to the rear.

### Garage

15'3 x 8'5 approx (4.65m x 2.57m approx)

The brick garage has a pitched tiled roof with an up and over door to the front and a door with a half double glazed inset panel to the side, power and lighting is provided in the garage and there is storage in the roof space.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin and first right into Elgar Drive. 9301MP

### 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 5mbps 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(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.