



## Four Bedroom Detached House located in Long Eaton.

Offers Over  
£600,000

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LETTINGS & PROPERTY MANAGEMENT

# 13 Haslemere Road Long Eaton Nottingham NG10 4AG



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Merritt Estates are delighted to present this exceptional and individually designed detached residence, quietly positioned in a peaceful cul-de-sac on one of Long Eaton's most prestigious roads.

This substantial home offers an impressive level of space, thoughtfully laid out to suit both families and those seeking versatile ground-floor living.

Beautifully maintained and deceptively spacious, the accommodation comprises a welcoming enclosed porch, an impressive reception hall, a generous lounge, a family room with an adjoining dining area, a bright and airy conservatory, and a high-specification fitted kitchen with a separate utility room.

The ground floor also offers excellent flexibility with two well-proportioned double bedrooms - including a master bedroom with en-suite shower room - and a recently fitted main bathroom.

Upstairs, the first-floor landing leads to two further spacious double bedrooms, each with fitted wardrobes. One enjoys the benefit of an en-suite shower room, and there is an additional newly fitted family bathroom on this level.

Externally, the property continues to impress with a large detached tandem double garage, a block-paved 'in and out' driveway offering ample parking, and a beautifully landscaped rear garden featuring lawned areas, private decking, and mature natural screening.

The property is ideally located within walking distance of both highly regarded state and independent schools, including Wilsthorpe School, Trent College, and The Elms.

Long Eaton town centre offers a wide range of amenities, including Asda and Tesco supermarkets, independent shops, and leisure facilities such as West Park and the West Park Leisure Centre.

Excellent transport links are close by, with easy access

to J25 of the M1, Long Eaton and East Midlands Parkway train stations, East Midlands Airport, and the A52 connecting to Nottingham, Derby, and beyond.

This is a rare opportunity to acquire a unique home in a highly sought-after location - early viewing is strongly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

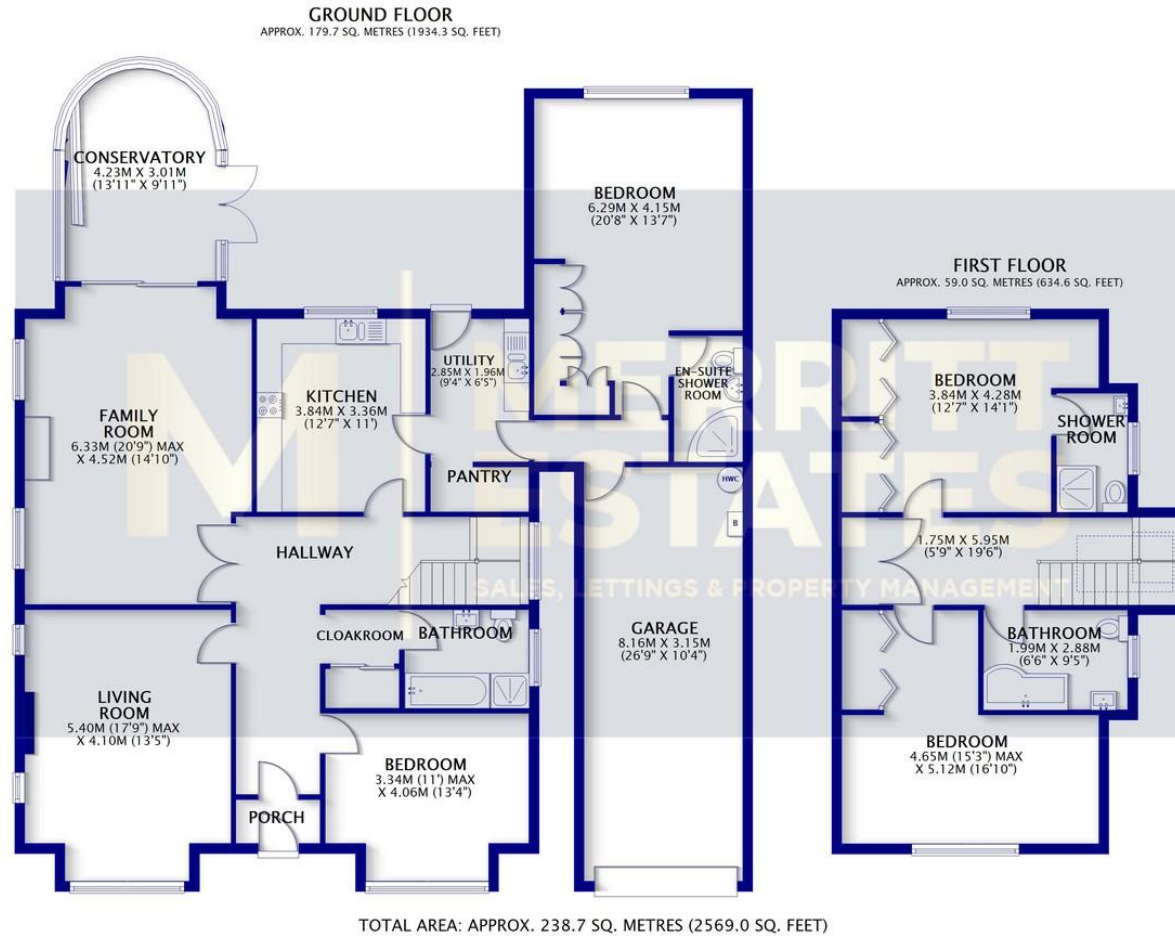
It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



# FLOORPLAN



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