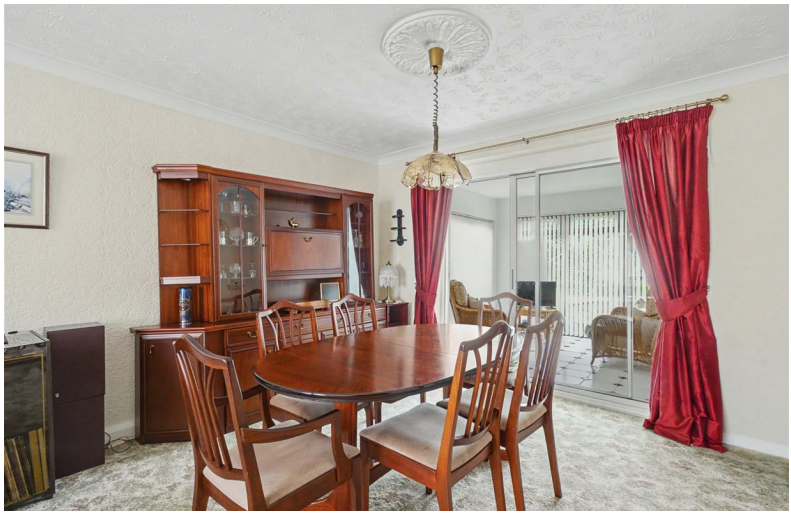
Robert Ellis

look no further...







Lynden Avenue,
Long Eaton, Nottingham
NG10 1AD

£340,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A DETACHED HOUSE ON A GENEROUS SIZED PLOT THAT IS BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.

This is a rare opportunity to purchase a property that has the potential to develop and extend to create your dream home. There is an entrance porch which opens into the hallway with door access to the cloakroom, lounge diner, kitchen and stairs rising to the first floor. The lounge diner is a good size with a bay window to the front and sliding patio door to the garden room. The kitchen is light and airy with windows to the rear and side elevation. The first floor landing leads to two double bedrooms, a single bedroom and a modern fitted shower room.

The rear garden is large and offers a good level of privacy and is south westerly facing. To the front there is a low maintenance garden and driveway providing off road parking for a number of vehicles as well as access to the double garage.

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 schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Porch
Timber frame single glazed porch with double Georgian glazed doors to the front and glazed panels to either side and top, black and white tiled floor, door to:

Entrance Hallway
Radiator, coving, stairs to the first floor, doors to the cloakroom, living room and kitchen.

Cloaks/w.c.
Obscure double glazed window to the side, two piece suite comprising of a low flush w.c and wall mounted wash hand basin with tiled splashback, half tiled walls and tiled floor. Cupboard housing the electric consumer unit.

Lounge/Diner
11'7" x 24'0" approx (3.54m x 7.33m approx)
Double glazed bay window to the front, coving, two radiators, feature exposed brick fireplace with tiled hearth and shelving, Living flame gas fire (not tested), double glazed sliding patio doors to:

Garden Room
9'7" x 9'2" approx (2.93m x 2.81m approx)
Timber framed double glazed construction, tiled floor, radiator, panel and double glazed door to the kitchen and personnel door to the garage.

Kitchen
18'5" x 8'2" approx (5.62m x 2.49m approx)
Double glazed windows to the rear and side, range of wall, base and drawer units with laminate work surface over and tiled splashback, 1½ bowl stainless steel sink and drainer with mixer tap, under cabinet lighting, single electric oven, integrated four ring gas burner with extractor over, plumbing and spaces for a washing machine and dishwasher, integrated fridge, breakfast bar area and wall mounted cupboard housing the combi boiler.

First Floor Landing
Obscure decorative single glazed window to the side, loft access hatch and doors to:

Bedroom 1
12'4" x 8'9" to wardrobes (3.77m x 2.67m to wardrobes)
Double glazed window to the front, radiator, built-in wardrobes.

Bedroom 2
11'8" x 10'7" approx (3.56m x 3.23m approx)
Double glazed window to the rear, radiator.

Bedroom 3
7'8" x 6'11" approx (2.35m x 2.13m approx)
Double glazed window to the front, radiator and built-in wardrobes.

Shower Room
7'2" x 5'10" approx (2.19m x 1.79m approx)
Obscure double glazed window to the rear, large shower cubicle with chrome rainwater shower head and hand held shower, low flush w.c., vanity wash hand basin with central chrome mixer tap, chrome heated towel rail, fully tiled walls, ceiling spotlights, extractor fan and tiled floor.

Outside
To the front of the property there is a block paved driveway with chipped areas providing off road parking for a number of vehicles and access to the garage, low level brick wall with wrought iron railings and a pedestrian gate.

There is a large private south-west facing garden to the rear with a wooden gate providing access to the front paved patio area, steps down to the shaped lawned garden with established borders, second paved patio seating area, hedgerow to the boundaries, garden shed and greenhouse.

Garage
20'2" x 15'7" approx (6.16m x 4.77m approx)
Double garage with an electric up and over door, double glazed windows to the rear and side, power and light.

Directions
Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue, left into Lynden Avenue and the property can be found around the bend on the right.
9029MH

Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band C

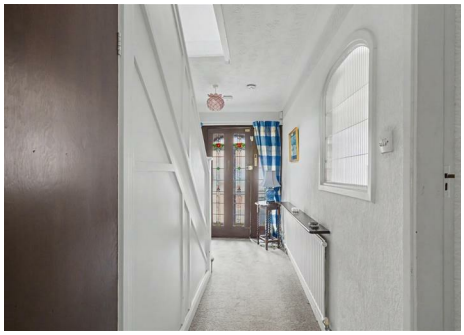
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



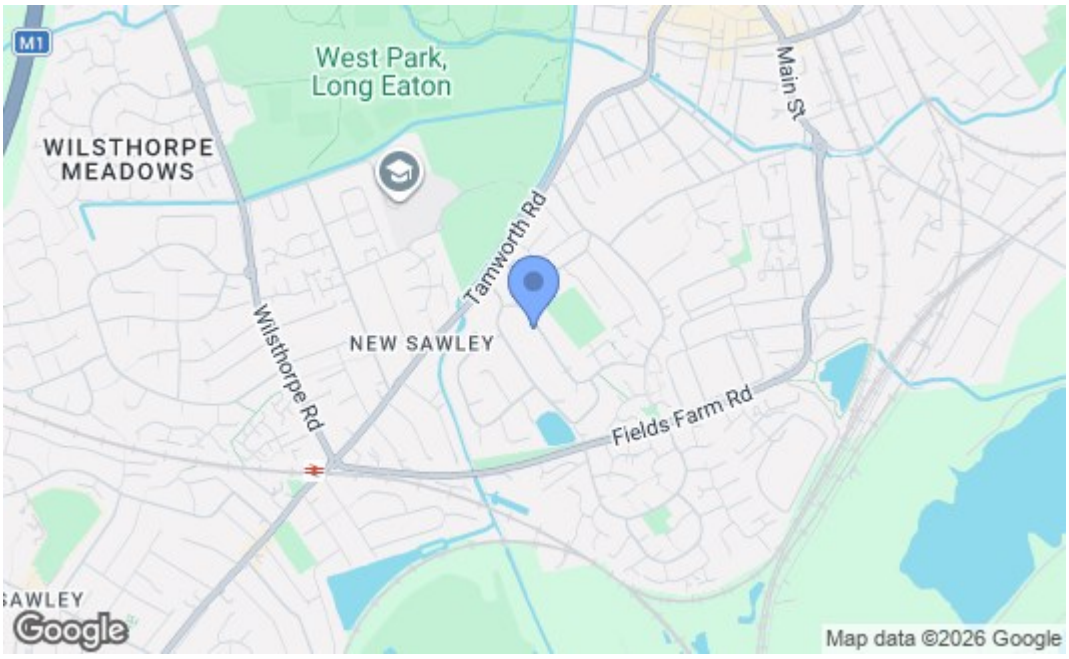


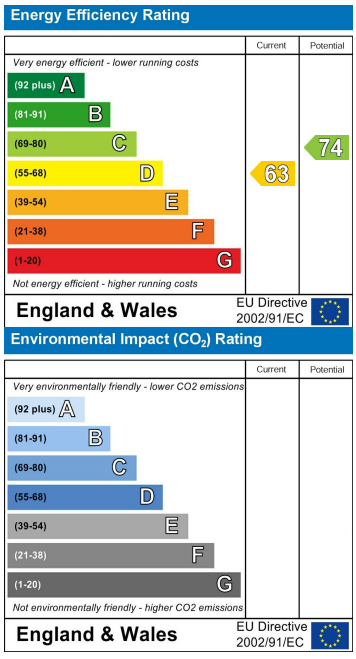












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818