



- 2 bedroom semi detached house
- Neutral décor and flooring throughout
- Modern kitchen with integrated cooking facilities
- Spacious Lounge with handy storage cupboard
- 2 double bedrooms, master with built in wardrobes
- Gas central heating & combi boiler
- Double glazed throughout
- Off road parking to side
- Secure gated rear garden
- Council tax Band = C

SAB Properties are pleased to market this 2 bedroom semi detached house, with off road parking. Located in a quiet cul-de-sac close to Long Eaton train station and Town Centre, with good transport links to Nottingham and Derby and East Midlands Airport.

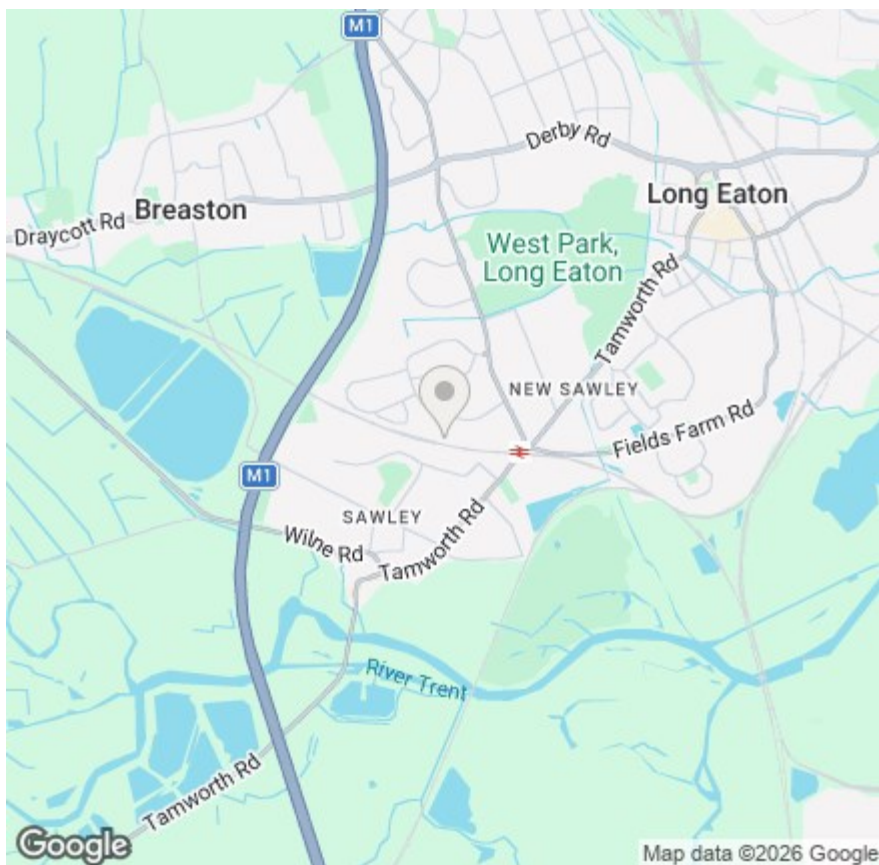
A holding deposit of £219.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1095.00, which subject to Terms and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

Blake Court, Nottingham

£975



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



Description

The property comprises of entry in to porch, downstairs WC, lounge with stairs leading off, modern kitchen with integrated oven, hob and overhead extractor, integrated dishwasher, and patio door leading in to conservatory and rear garden. 2 double Bedrooms to first floor and family bathroom. Driveway for 2 vehicles and secure enclosed rear garden with decking, gavelled area and borders with shrubs, plants and flowers.

Gas central heating an combi boiler, and double glazed doors and windows throughout.

Long Eaton offers many local amenities all within walking distance such as leisure centre, parks, shops, schools and healthcare facilities. Long Eaton is around a 5-minute drive to M1 J25 motorway, 10-minute drive onto A52 or A42/M42 (leads to M5 corridor), 10-minute walk to train station which has direct link to London St Pancras (around 1hr 40min journey). Derby and Nottingham are around 7 miles in each direction and so local bus routes are very frequent. Nottingham East Midlands Airport (ema) is around a 10-minute drive away with parking available at East Midlands Parkway if needed and a Skylink bus service running every 10 minutes.

Entrance porch

Front entrance door, leading in to small porch, with neutral décor and new laminate flooring.

Lounge

15'5" x 12'0" (4.72m x 3.66m)

Neutral décor and laminate flooring. Decorative wall with modern gas fire Wall mounted radiator, TV & telephone points. UPVC double glazed window to front. Handy storage cupboard leading off.

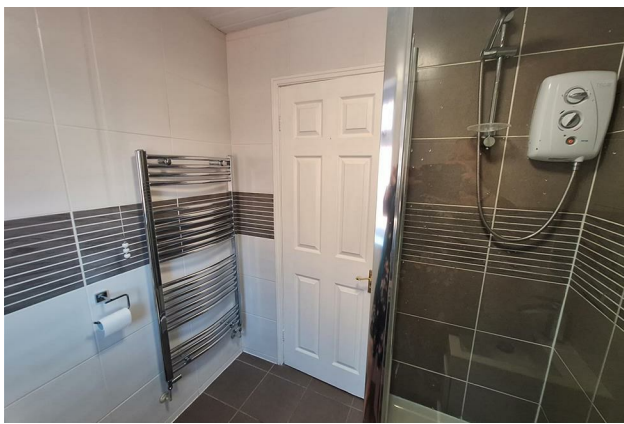
Downstairs Cloakroom

Located off the entrance porch, with wash basin, low level WC, neutral décor and flooring. Complimentary ceramic tiling to walls and wall mounted radiator.

Kitchen / Diner

15'5" x 8'10" (4.72m x 2.71m)

A selection of wall and base units with roll edged worktop. Stainless steel sink and drainer with mixer tap. Complimentary tiled splashback and walls. Integrated electric oven and gas hob with overhead extractor hood. Integrated dishwasher. Neutral décor and flooring. Wall mounted radiator. UPVC patio door leading to conservatory.



Conservatory

13'3" x 12'0" (4.06m x 3.66m)

Based at the rear, overlooking the garden. UPVC doubled glazed windows and doors and vertical blinds to all windows. Wall mounted radiator and power sockets. Laminated flooring.

Stairs and Landing to First Floor

Leading off the lounge, with neutral carpet and neutral décor. Doors leading to bedrooms and bathroom

Bedroom 1

15'5" x 10'11" (4.72m x 3.33m)

Located to the rear elevation, this double bedroom will easily accommodate a double bed and a selection of bedroom furniture. Neutral décor and new carpet. Wall mounted radiator, UPVC double glazed window. Bulit in storage cupboard.

Bedroom 2

15'5" x 9'4" (4.72m x 2.87m)

Located to the rear elevation, this double bedroom will easily accommodate a double bed and a selection of bedroom furniture. Neutral décor and new carpet. Wall mounted radiator, UPVC double glazed window.

Bathroom

Modern suite comprising of walk in shower enclosure with electric shower, low level WC and vanity unit housing wash basin with stainless mixer tap and handy storage drawers. Stream free mirror and heated towel rail. Extractor fan. Complimentary tiling to walls and floor. UPVC double glazed window.

Outside

To the front is a driveway to take 3 vehicles. Low maintenance, with slabs and decorative stones..

To the rear is a gated enclosed garden with fence panels, slabbed patio, decked area, brick BBQ, artificial lawn and raised flower beds to side of lawn. Wooden storage shed.

Directions

Proceed out of Long Eaton, along Tamworth Road to the train station. Turn right on to Wilsthorpe Road, take the 3rd left on to Ruskin Avenue and the first left on to Darwin Road, turn first right on to Elgar Drive then first left on to Blake Court where No. 22 is dead ahead.

