Robert Ellis

look no further...







Brook Close,
Long Eaton, Nottingham
NG10 1QA

£185,000 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea



A WELL PRESENTED TWO BEDROOM HOUSE THAT IS LOCATED ON A QUIET CUL DE SAC IN LONG EATON THAT IS BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Robert Ellis are delighted to market this lovely home which benefits from UPVC double glazing throughout, modern kitchen and bathroom and combination boiler. This property is being sold with no upward chain and a viewing comes highly recommended.

The enclosed porch opens into the living room with stairs rising to the first floor and door leading into the kitchen diner. The kitchen diner is a good size and has integral appliances and a door providing access to the rear garden. The first floor landing has doors leading to the two bedrooms and bathroom. The bathroom has a three piece white suite with shower over the bath. The combination central heating boiler is located in the cupboard over the stairs. To the front of the property there is a low maintenance garden and driveway providing off road parking. There is a shared access drive which leads to additional off road parking to the rear. The rear garden has a laid to lawn area and a paved seating area.

The property is situated a couple of minutes drive from all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station which is a short walk away, East Midlands Airport and the A52 which provide direct access to Nottingham and Derby.





Porch
Enclosed porch with a panelled door having a decorative obscure double glazed light panel, light and glazed door to:

Living Room
12'2" x 14'6" approx (3.72m x 4.44m approx)
UPVC double glazed window to the front, radiator, electric fire with Adam style surround, insert and hearth, open stairs to the first floor, door to:

Kitchen
12'2" x 7'11" approx (3.72m x 2.43m approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, high gloss wall, base and drawer units with work surfaces over, tiled splashback, stainless steel sink and drainer with mixer tap, integrated single electric oven, electric hob, space for a tall fridge freezer, plumbing and space for a washing machine, radiator and tiled floor.

First Floor Landing
Access hatch to the part boarded loft and doors to:

Bedroom 1
12'2" x 7'11" approx (3.73m x 2.43m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 2
12'2" x 6'3" approx (3.71m x 1.92m approx)
Three UPVC double glazed windows to the front, radiator.

Bathroom
4'6" x 7'4" approx (1.39m x 2.24m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and electric shower over and glazed shower screen, tiled splashbacks, extractor fan, radiator, tiled floor, storage cupboard over the stairs with shelving and housing the Baxi central heating boiler (fitted 3 years ago).

Outside
To the front of the property there is off road parking, decorative gravelled area with bushes and shrubs. Shared access to the rear.

To the rear there is a pebbled area providing further off road parking, lawned garden with paved patio area, garden shed and fencing to the boundaries.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker proceed straight over the traffic island and onto Fields Farm Road. Turn left into Bosworth Way, left into Hoselett Field Road and follow the road around where Brook Close can be found on the left.
9231MH

Agents Notes
There are AI generated photos on this property.

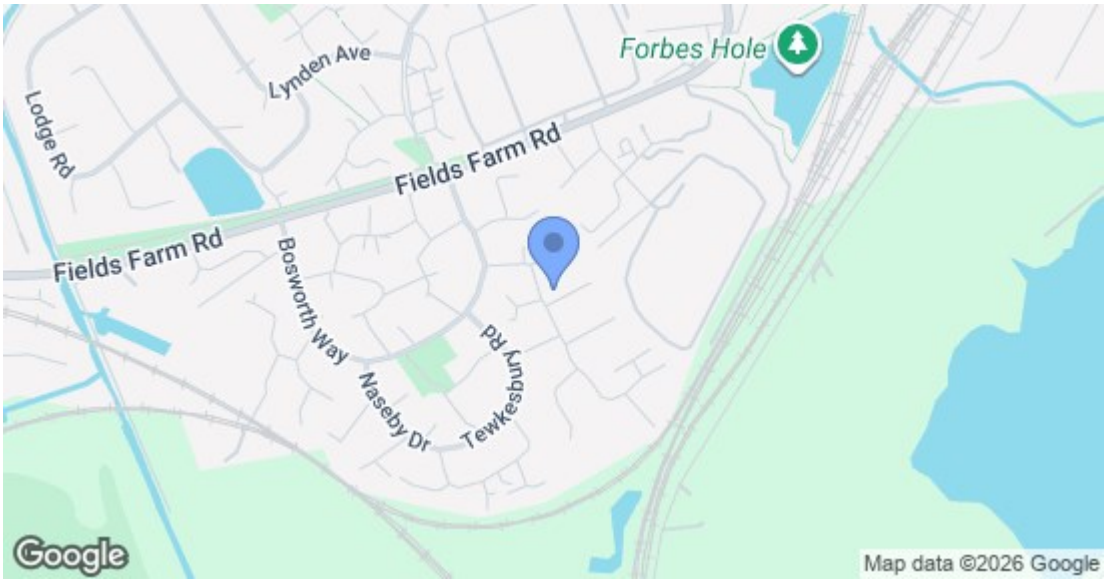
Council Tax
Erewash Borough Council Band A

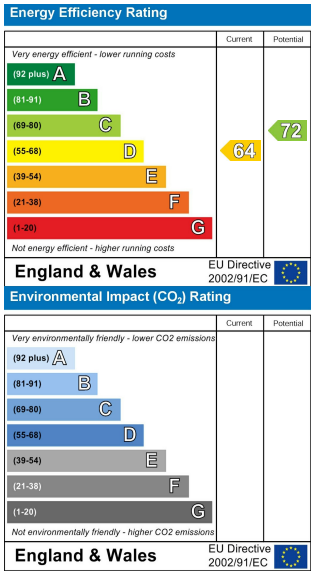
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding 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