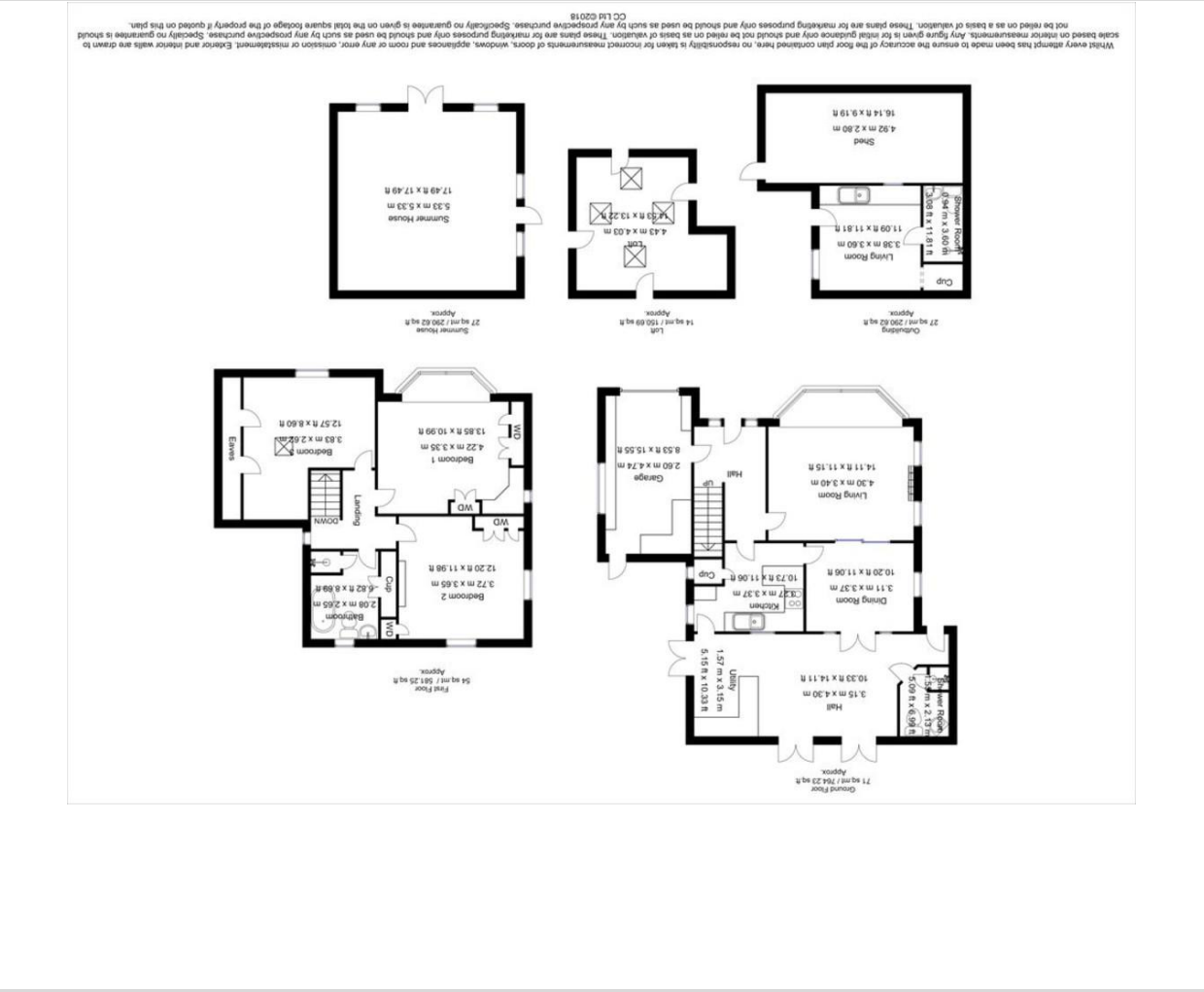


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Guide Price £475,000



Three bedroom detached house located in Long Eaton, Nottingham



#### Property Description

For sale, a well presented three double bedroom detached house with added benefits of loft room, large log cabin, large conservatory and separate annexe. This property has plenty to offer and ample space for any new buyer. Situated in a popular residential area of Long Eaton this unique home offers multiple styles, features and spaces to accommodate any growing family or a larger family requiring separate living area for an elderly person or teenager. There are so many great aspects to this home and a viewing is highly recommended to fully appreciate what's on offer.

As well as a large log cabin, along with full electric and heating, this property offers a separate annexe living area with kitchen, shower room and bedroom/living area. This would be ideal for anyone with an elderly relative needing separate space or great for a teenager requiring their own private living. The main house offers ample living areas, with downstairs shower room as well as upstairs bathroom, three reception rooms and integral garage. There are multiple benefits to this home including loft room, currently used as a gym but could be versatile for many uses along with making a fourth bedroom should someone wish.

Further benefits include gas central heating, fully double glazed windows and doors, alarm system and ample storage throughout. It offers a large driveway with gated access of which there are electric points either side should someone wish to install electric gates, integral garage, rear access from both sides of the property and multiple side and rear access into the property. The home offers space to reconfigure areas should a buyer wish to adapt or extend.

The property is well placed for all the shopping facilities provided in the centre of Long Eaton which include Asda, Tesco and Aldi stores as well as many other retail outlets. There are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages within walking distance of the property and the transport links include J25 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.



**KITCHEN:** 10' 8" x 11' 0" (3.27m x 3.37m) Double glazed uPVC door and window to the side and rear. Fitted under and over counter storage units, solid oak doors to all cupboards, double electric oven, induction hob and electric extractor fan, 1½ sink with drainer and tap, built in freezer, radiator, tiled flooring and splash backs, ceiling spotlights, access to under stairs pantry, door to hallway, door to dining room and door to conservatory.

**LIVING ROOM:** 14' 1" x 11' 1" (4.30m x 3.40m) Double glazed stained glass bay window to front and side, boxed seating area in bay, carpet, radiator, electric fire with brick surround and Inglenook fireplace, tv point and wall mounted projector, ceiling light with fan, sliding double doors to dining room and door to hall.

**DINING ROOM:** 10' 2" x 11' 0" (3.11m x 3.37m) Double glazed stained glass window to the side, ceiling light with fan, tv point, carpet, radiator, French doors to conservatory, door to kitchen.

**CONSERVATORY:** 10' 4" x 14' 1" (3.15m x 4.30m) Double glazed uPVC two set of French doors to rear and side doors either side. Tiled slate flooring, radiator, door to shower room.

**UTILITY AREA:** Plumbing for washing machine and space for dryer, counter top work surface and storage area.

**SHOWER ROOM:** Enclosed shower with wash hand basin, WC, extractor fan, tiled wall.

**LOG CABIN:** 17' 5" x 17' 5" (5.33m x 5.33m) Electric heating and electric sockets for power and lighting.

**ANNEXE:** 11' 9" x 14' 2" (3.60m x 4.32m) Electric heating, shower room with enclosed shower, wash hand basin and WC, kitchen area with worktops and sink, bedroom and living area and further storage area.

**BEDROOM ONE:** 13' 10" x 10' 11" (4.22m x 3.35m) Double glazed uPVC bay window to the front, fitted wardrobes and dresser, ceiling light with fan, carpet, radiator, tv point.

**BEDROOM TWO:** 12' 2" x 11' 11" (3.72m x 3.65m) Double glazed uPVC window to the rear and side, fitted wardrobes, carpet and radiator.

**BEDROOM THREE:** 12' 6" x 8' 7" (3.83m x 2.62m) Double glazed Velux window to side and uPVC window to the front, ample storage space, internet points, carpet and radiator.

**BATHROOM:** 6' 9" x 8' 8" (2.08m x 2.65m) Double glazed uPVC window to the rear, four piece suite including enclosed shower, panelled bath, wash hand basin, WC, towel radiator, storage cupboard.

**LOFT ROOM:** 14' 6" x 13' 2" (4.43m x 4.03m) Fully boarded useable space with drop down ladder and hatch, electrics, four Velux windows and ample storage.

**GARAGE:** 8' 6" x 15' 6" (2.60m x 4.74m) Fully electric up and over door, integral door to hall, door to side of the property and window, storage areas, carpeted and mains electrics with multiple power points.

**OUTSIDE:** To the front of the property is a driveway for multiple vehicles, along with gated access to the front and both sides. The rear enclosed gardens houses the annexe, log cabin and further storage units and sheds. The beautifully established garden has mature shrubs and borders with brick walls surrounding, a vintage street lamp, and is considered as low maintenance, along with water feature and hot tub, patio seating area and pebbled areas.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

