

Victory Close,  
Long Eaton, Nottingham  
NG10 1DY

**Price Guide £240-250,000**  
**Freehold**



AN IMPRESSIVE AND DECEPTIVELY SPACIOUS FOUR BEDROOM HOME POSITIONED ON A CORNER PLOT AT THE HEAD OF A QUIET CUL-DE-SAC, OFFERING FLEXIBLE ACCOMMODATION, AN OPEN PLAN KITCHEN LIVING DINER AND A GENEROUS REAR GARDEN.

Don't be deceived by first impressions — this property offers far more space than you might expect and must be viewed to be fully appreciated. While still offering scope for some further personalisation, it already benefits from a newly fitted grey Shaker-style kitchen and provides a fantastic opportunity for a first-time buyer or growing family looking to create their ideal home. The property is conveniently located within walking distance of local shops, amenities, well-regarded primary and secondary schools, and Long Eaton railway station. It also enjoys a larger-than-average rear garden, making it ideal for families or those who enjoy outdoor space.

The accommodation benefits from gas central heating and double glazing and in brief comprises an entrance hall, ground floor WC and a useful utility/storage area. The main living space includes a bright and spacious open plan kitchen, living and dining area, featuring a newly fitted grey Shaker-style kitchen and a characterful beamed ceiling, with windows to both the front and rear creating a light and welcoming space for everyday living and entertaining. To the first floor are three generous double bedrooms and a single bedroom, a separate shower room, along with two large storage cupboards. The fourth bedroom could be converted into a bathroom. Outside, the property occupies a corner position within the cul-de-sac, with a low-maintenance front garden that could potentially be adapted to create off-street parking (subject to any necessary consents). A pathway to the side provides access to the larger-than-average rear garden, offering plenty of space for children to play or for further landscaping.

The property is ideally situated for easy access to Long Eaton town centre, where a range of shops including Asda and Tesco can be found, along with many other retail outlets. There are excellent schools for all ages nearby. Leisure and healthcare facilities are also close at hand, including West Park Leisure Centre and adjoining playing fields. Excellent transport links include Long Eaton railway station just a short walk away, Junctions 24 and 25 of the M1, East Midlands Airport, and the A52 providing convenient access to Nottingham, Derby and surrounding East Midlands towns and cities.



### Entrance Hall

18'2 x 2'9 approx (5.54m x 0.84m approx)

UPVC double glazed door to the front with inset glazed panel, vinyl flooring, radiator, dado rail, beams to the ceiling, stairs to the first floor, storage cupboard, ceiling light and doors to:

### Cloaks/w.c.

6'8 x 2'9 approx (2.03m x 0.84m approx)

UPVC double glazed window to the side, vinyl flooring, ceiling light, beams to the ceiling, low flush w.c. and wall mounted sink with tiled splashback.

### Utility Room

5'7 x 6'6 approx (1.70m x 1.98m approx)

Vinyl flooring, ceiling light, Vaillant boiler, plumbing and spaces for a washing machine and tumble dryer.

### Lounge/Diner

26'5 x 13'5 approx (8.05m x 4.09m approx)

UPVC double glazed windows to the front and rear, parquet flooring, beams to the ceiling, radiator, two ceiling lights and two wall lights, TV point, painted brick fireplace with electric fire and shelving, brick built bar area, open to the kitchen.

### Kitchen

11'1 x 12'4 approx (3.38m x 3.76m approx)

UPVC double glazed window and door to the rear, vinyl flooring, ceiling light and beams to the ceiling, having a range of new Shaker style grey wall, drawer and base units to three walls with marble effect roll edged work surface over, white gloss brick style tiled splashbacks, under counter lighting and display wall cupboard, space for a free standing fridge freezer, integral dishwasher, Belfast ceramic sink with pre-wash mixer tap, integral oven and four ring induction hob with matching stainless steel extractor having lighting, stand alone breakfast bar, open to the lounge/diner.

### First Floor Landing

10'7 x 9'2 approx (3.23m x 2.79m approx)

Wood obscure window to the side, painted floorboards, ceiling light, two built-in storage cupboards, loft access hatch and doors to:

### Bedroom 1

14' x 10'1 approx (4.27m x 3.07m approx)

UPVC double glazed window to the rear, painted floorboards and a radiator.

### Bedroom 2

12'7 x 12'4 approx (3.84m x 3.76m approx)

UPVC double glazed window to the front, varnished floorboards, ceiling light and radiator.

### Bedroom 3

9'3 x 13'1 approx (2.82m x 3.96m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

### Bedroom 4

8'1 x 7'7 approx (2.46m x 2.31m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and radiator. This room has plumbing to be converted to an en-suite or further bathroom.

### Shower Room

Obscure UPVC double glazed window to the side, vinyl flooring, ceiling light, radiator, coving, pedestal wash hand basin, low flush w.c., enclosed corner shower, extractor fan.

### Outside

The property sits on a corner plot behind fencing and a metal gate, potential off road parking to the front with established trees and shrubs and a path leading to the front door and side gate.

To the rear there is a low maintenance garden which is fully enclosed with fencing, patio area with outhouses, garden shed and an area of artificial lawn with pebbles.

### Directions

Proceed out of Long Eaton along the main Tamworth Road, taking the left turning into Nelson Street which becomes Collingwood Road. Proceed almost to the end of Collingwood Road, taking the right turning into Vanguard Road. Victory Close may be found as an immediate turning on the right and the property clearly identified by our for sale board.

9162JG

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

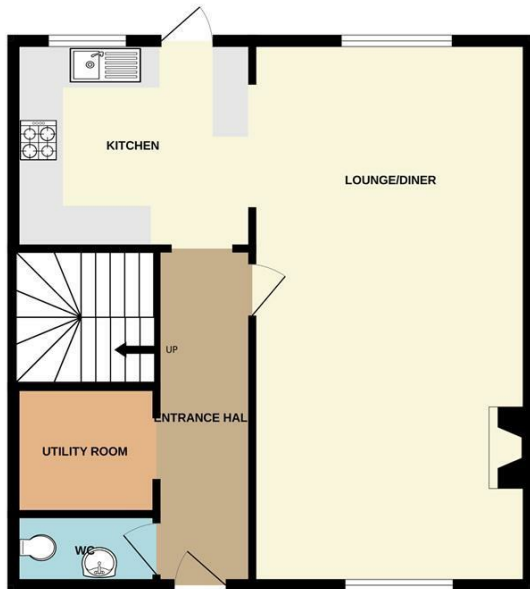
Non-Standard Construction – No

Any Legal Restrictions – No

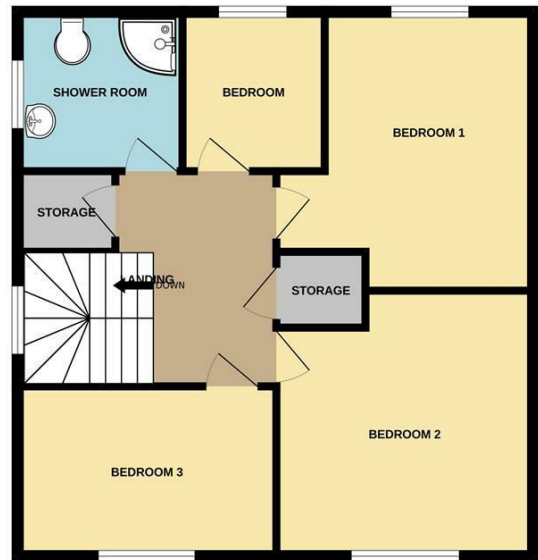
Other Material Issues – No



GROUND FLOOR

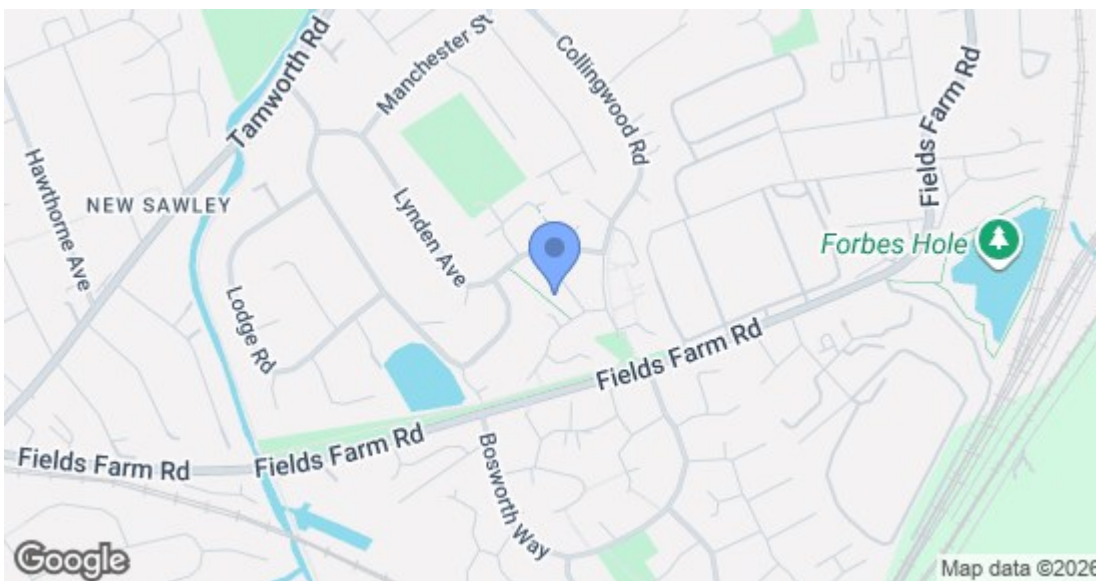


1ST FLOOR



13 VICTORY CLOSE, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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