



Hatton Crofts,  
Long Eaton, Nottingham  
NG10 3PW

**Price Guide £200-210,000**  
**Freehold**



A MODERN SEMI DETACHED HOUSE THAT IS WELL PRESENTED AND WOULD APPEAL TO FIRST TIME BUYERS OR DOWNSIZERS.

Robert Ellis are delighted to market this spacious semi detached home that is located at the end of a cul de sac in Long Eaton and is close to all amenities. The entrance porch leads to the living room with stairs rising to the first floor and door access to the kitchen diner. The kitchen is modern fitted with a dining area and French doors opening to the rear garden.

To the first floor there are two good sized bedrooms and bathroom with a three piece white suite. There is a driveway to the front that provides off road parking and gate access to the rear. The enclosed rear garden is a good size and offers low maintenance.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road and further shopping facilities found in Sawley which is only a short drive away, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are again only a short walk away and the excellent 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.



### Porch

UPVC door with decorative obscure double glazed light panels within, obscure UPVC double glazed panel to the side, grey wood effect laminate flooring extending through the ground floor accommodation, internal glazed door to:

### Living Room

13'5" x 12'6" approx (4.1m x 3.82m approx)

Stairs to the first floor, UPVC double glazed window to the front, radiator, door to:

### Dining Kitchen

12'6" x 9'4" approx (3.82m x 2.86m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, Shaker style wall, base and drawer units with under cabinet lighting and laminate work surface over, tiled splashback, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, integrated four ring gas burner with stainless steel extractor over, plumbing and space for a washing machine and dishwasher, space for an American style fridge/freezer, radiator.

### First Floor Landing

Access hatch with ladder to the boarded loft space with a light and housing the boiler, doors to:

### Bedroom 1

9'5" x 12'6" approx (2.88m x 3.82m approx)

UPVC double glazed window to the front, radiator, overstairs storage cupboard.

### Bedroom 2

12'6" x 6'8" approx (3.82m x 2.04m approx)

UPVC double glazed window to the rear, radiator.

### Bathroom

6'6" x 6'2" approx (1.99m x 1.88m approx)

Obscure UPVC double glazed window to the side, three piece white suite comprising of a bath with electric shower over and folding shower screen, tiled splashback, pedestal wash hand basin with chrome mixer tap, low flush w.c., chrome heated towel rail, wood panelling to dado level, extractor fan.

### Outside

To the front of the property there is off road parking to the side with timber gates to the rear, decorative pebbles to one side.

The rear garden is south-east facing and has a block paved patio area, artificial lawn, raised decked seating area, storage shed, decorative beds with white pebbles, gated access to the rear, fencing to the boundaries. Outside tap, external lighting and plug socket.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning onto Myrtle Avenue. Continue to the bottom and turn right onto Ash Grove, following the road round to the right and Hatton Crofts can be found on the right.  
9078MH

### Council Tax

Erewash Borough Council Band A

### 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

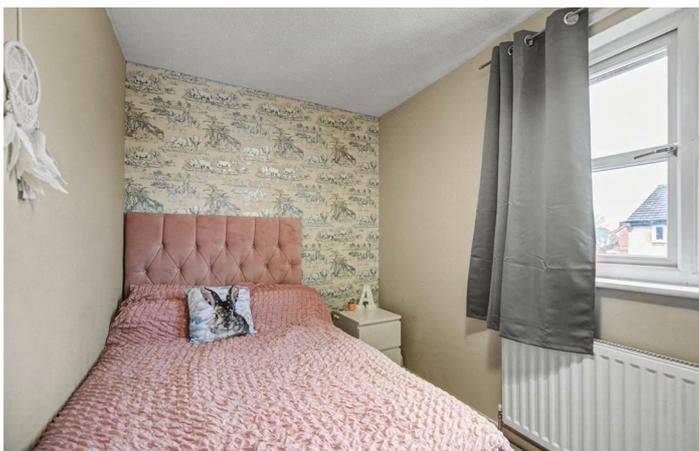
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

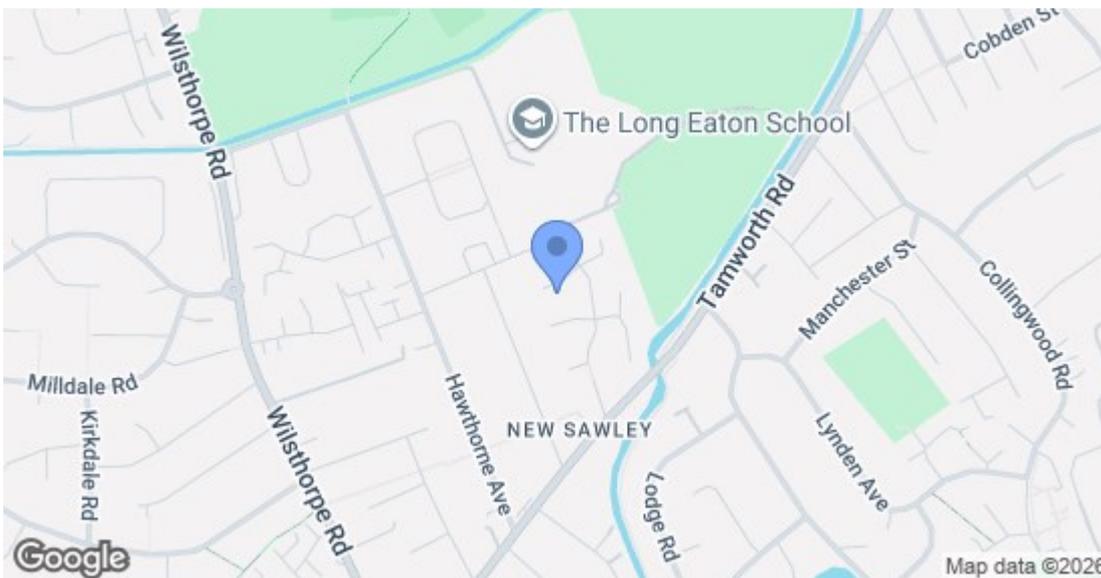
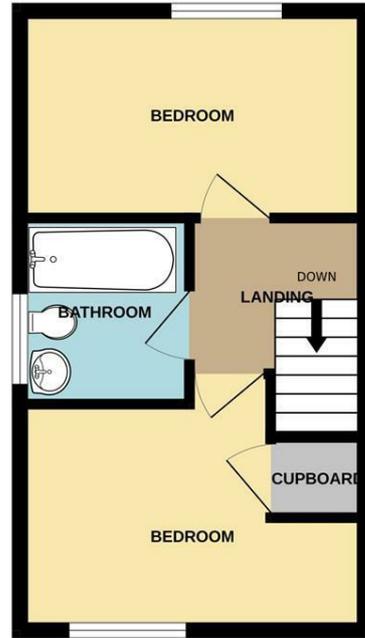
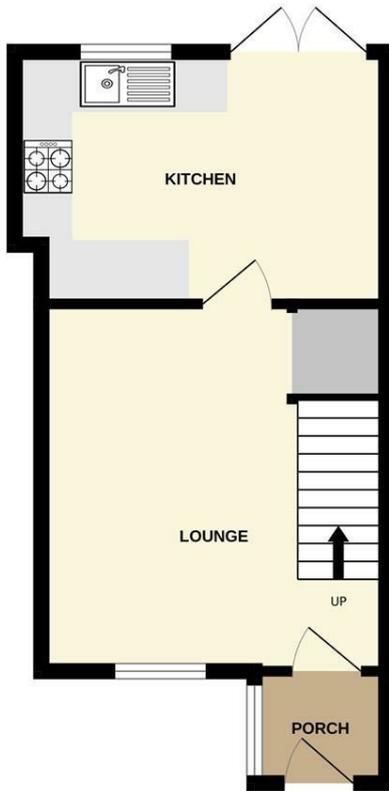
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 50                      |           |
| (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 |           |

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.