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13 Longmoor Road, Long Eaton, NOTTINGHAM, NG10 4FQ

Guide Price £250,000 to £260,000



Three bedroom semi-detached house located in Long Eaton, NOTTINGHAM

For sale, a three bedroom semi-detached property ideally located in the popular area of Long Eaton, close to excellent amenities and transport links.

Property Description

A beautifully presented three-bedroom semi-detached home, ideally positioned in the highly sought-after area of Long Eaton, on the outskirts of Sandiacre. Perfectly located for excellent transport links, well-regarded schools and a wide range of local amenities.

This deceptively spacious home has been exceptionally well maintained throughout and offers generous accommodation ideal for families and first-time buyers alike. The property benefits from a substantial driveway providing ample off-road parking, a detached rear garage, a convenient downstairs WC and well-proportioned rooms throughout.

A particular highlight is the extended kitchen, thoughtfully designed to create a superb open-plan kitchen and dining space, perfect for both everyday family living and entertaining. French doors open onto the attractive south-facing rear garden, which has been designed for low maintenance while providing a private and enjoyable outdoor space.

Offering move-in ready accommodation with plenty of natural light and versatile living space, this fantastic home simply must be viewed internally to fully appreciate the size, presentation and lifestyle it has to offer

The property is only a short driving distance from Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are Lidl and Co-op convenience stores in Sandiacre, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside also including nearby Springfield park which is great for dog walking and children's play area. The excellent transport links include J25 of the M1, East Midlands Airport, railway stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



LIVING ROOM: 14' 4" x 12' 5" (4.39m x 3.79m) Double glazed uPVC front bay window with benched seating area, carpet, ceiling fan, electric fire with recess alcoves either side, power points.

HALLWAY: 5' 10" x 12' 5" (1.80m x 3.79m) Double glazed side window, tiled flooring, radiator, stairs to first floor, under stairs storage cupboard, and door to:-

CLOAKS/WC: comprising of low level WC, radiator and double glazed window to the side.

KITCHEN/DINER: 20' 10" x 7' 9" (6.36m x 2.38m) Double glazed uPVC French doors and single door to rear along with rear window and side. Modern fitted kitchen with over and under counter storage, integrated appliances including dishwasher, washing machine, fridge/freezer, electric oven with induction hob, extractor fan, one and a half bowl sink with drainer and mixer tap,

BEDROOM ONE: 9' 11" x 13' (3.03m x 3.96m) Double glazed uPVC window to the front, carpet, radiator, fitted wardrobes.

BEDROOM TWO: 10' 6" x 10' 7" (3.22m x 3.24m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM THREE: 9' 11" x 7' 10" (3.03m x 2.41m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM: 5' 6" x 8' 2" (1.68m x 2.50m) Double glazed uPVC window to the side, modern suite comprising panelled bath with mains fed shower over, low flush WC, pedestal wash hand basin, heated towel rail, airing cupboard with ample storage space.

OUTSIDE: To the front of the property is ample off street parking with further side area to accommodate three or four vehicles, side gated access to the rear giving access to the detached single garage, decking seating area and lawn.

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

TENURE: Freehold.

