

HoldenCopley

PREPARE TO BE MOVED

Leicester Street, Long Eaton, Derbyshire NG10 1FJ

Guide Price £325,000 - £350,000

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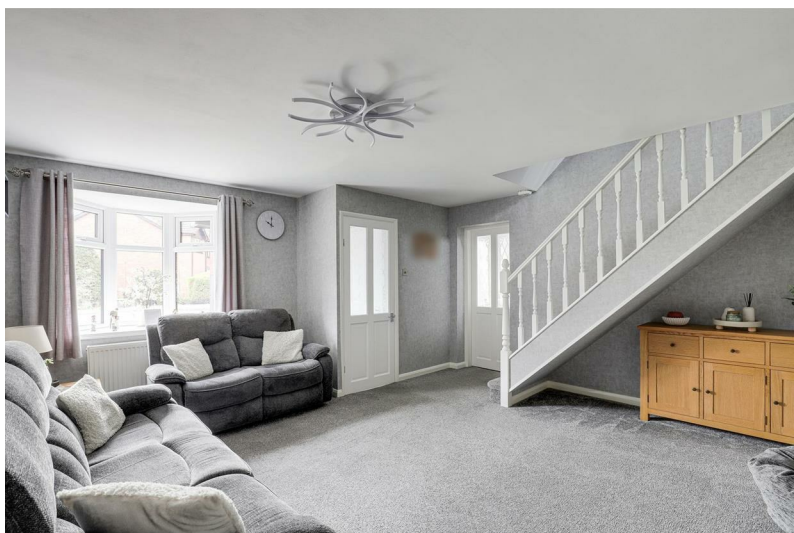


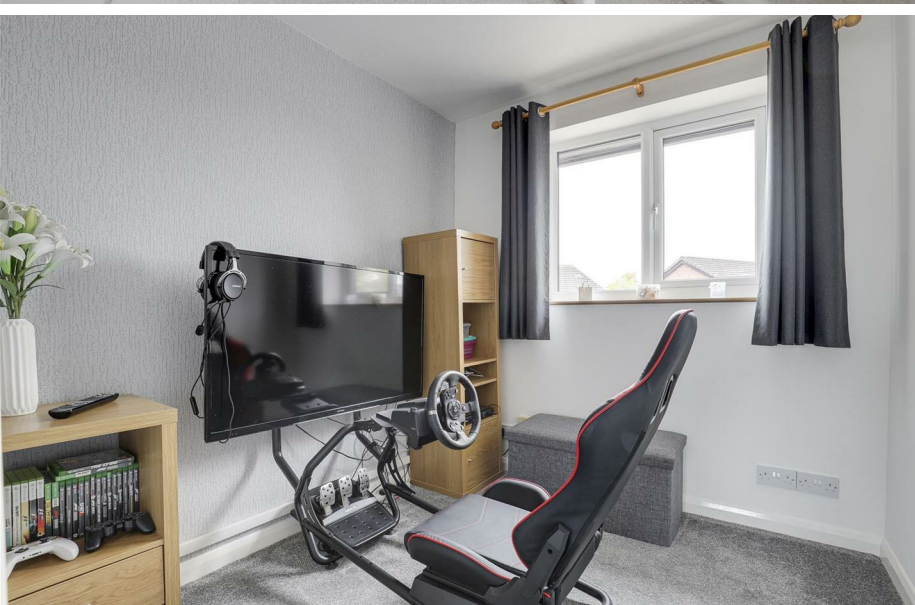
GUIDE PRICE: £325,000 - £350,000

THE PERFECT FAMILY HOME...

This five-bedroom semi-detached home occupies a generous corner plot and has been beautifully modernised throughout, benefitting from a two-storey side extension, a brand-new kitchen, and a contemporary bathroom suite. The property has been finished to an exceptional standard, creating a spacious and stylish family home that is ready to move straight into. Situated in the sought-after area of Long Eaton, this property offers the perfect balance between convenience and community. Long Eaton is well regarded for its excellent local amenities, a variety of shops, cafés, and eateries, and fantastic transport links including easy access to the M1, A52, and Long Eaton Train Station. Families will also appreciate being within catchment for Brooklands Primary School and The Long Eaton School, both of which are highly regarded. To the ground floor, there is an inviting entrance hall with a cloak cupboard and a WC, a spacious living room, a long dining room perfect for entertaining, and a stunning newly fitted kitchen featuring stylish contemporary units and LED plinth lighting. The first floor offers five well-proportioned bedrooms serviced by a sleek and modern shower suite, along with access to a boarded loft providing excellent additional storage space. Outside, the property enjoys a beautifully maintained, south-facing rear garden with a patio area ideal for outdoor dining, a neat lawn, decorative planting, and gated access to a driveway leading to a single garage with an electric roller shutter door.

MUST BE VIEWED





- Semi-Detached House
- Five Bedrooms
- Two Large Reception Rooms
- Newly-Fitted Stylish Kitchen
- Ground Floor WC
- New Modern Shower Suite
- Well-Maintained South-Facing Garden
- Security Alarm Fitted
- Driveway & Garage With Electric Door
- Popular Location





GROUND FLOOR

Entrance Hall

6'11" x 2'9" (2.11m x 0.86m)

The entrance hall has wood-effect flooring, an in-built cloak cupboard, and a single composite door with stained-glass inserts providing access into the accommodation.

WC

6'4" x 3'1" (1.94m x 0.95m)

This space has a low level dual flush WC, a vanity unit wash basin with fitted storage space, tiled splashback, a radiator, wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'6" x 14'11" (4.73m x 4.55m)

The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, two radiators, a TV point, a contemporary electric fireplace suite with realistic log effect, and stairs leading to the first floor.

Dining Room

24'6" x 7'1" (7.49m x 2.16m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a full height UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Kitchen

14'9" x 8'11" (4.52m x 2.72m)

The kitchen has a range of fitted shaker-style base, display and wall units with wood-effect worktops, a composite sink with a swan neck mixer tap and drainer, an integrated double CDA oven, a five-ring gas hob with an extractor hood, space for an American-style fridge freezer, space and plumbing for a washing machine and a tumble-dryer, LED plinth lighting, tiled splashback, wood-effect flooring, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'2" x 6'2" (2.49m x 1.88m)

The landing has carpeted flooring, an in-built airing cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

13'3" x 8'2" (4.06m x 2.49m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, recessed spotlights, carpeted flooring, and in-built wardrobes.

Bedroom Two

16'6" x 7'1" (5.05m x 2.16m)

The second bedroom has a UPVC double-glazed to the side and rear elevation, carpeted flooring, a radiator, and direct access into bedroom four.

Bedroom Four

7'6" x 7'1" (2.31m x 2.16m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

8'2" x 8'7" (2.49m x 2.62m)

The third bedroom has UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Five

10'4" x 6'5" (3.17m x 1.96m)

The fifth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bathroom

6'5" x 5'5" (1.96m x 1.66m)

The bathroom has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage, a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, wall-mounted chrome fixtures, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a dwarf wall, a lawn, a range of decorative plants and shrubs, an outdoor tap, external lighting, external power sockets, two sheds, fence panelled boundaries, and gated access to the off-road parking space and garage.

Garage

17'7" x 9'0" (5.36m x 2.76m)

The garage has lighting, power points, and an electric roller shutter door opening out onto the driveway.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for rivers & sea / very low risk for surface water

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

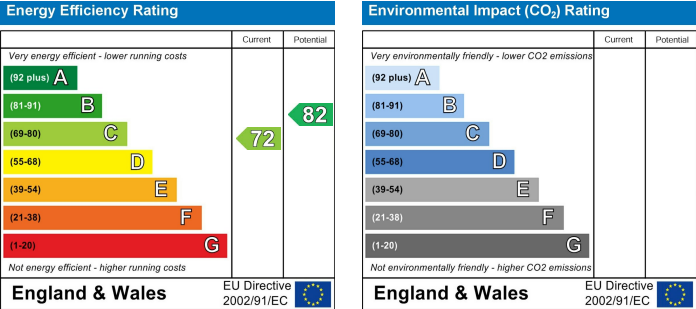
The vendor has advised the following:

Property Tenure is Freehold

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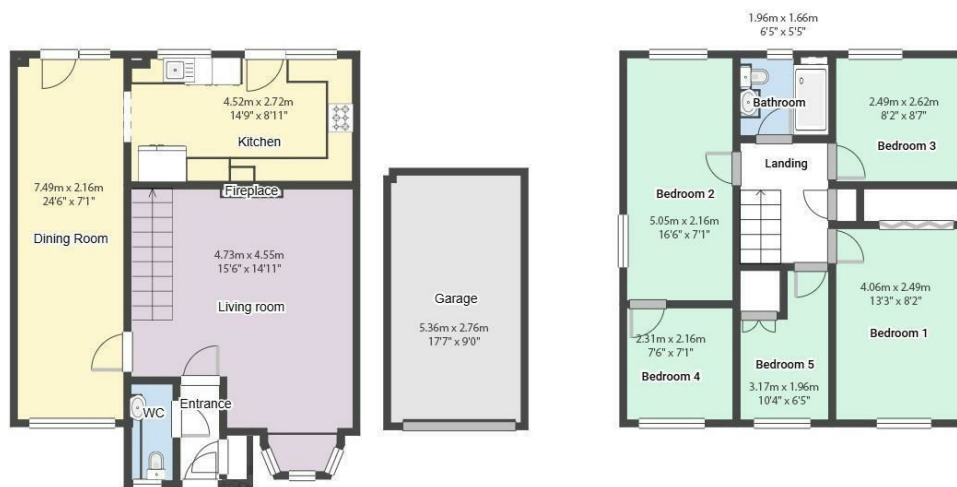
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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