

HoldenCopley

PREPARE TO BE MOVED

Ingleby Road, Long Eaton, Derbyshire NG10 3DH

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

IDEAL HOME PERFECT FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house is the perfect choice for first-time buyers, offering modern upgrades, generous outdoor space, and an excellent location. Over the past few years, the property has benefitted from a new kitchen, a new boiler, a newly laid driveway, and an updated fuse box, making it a move-in-ready home. Situated in a popular residential area, the property enjoys easy access to a wide range of amenities including local shops, schools, and leisure facilities. Excellent transport links are close by, with the M1 motorway, railway station, and direct Skylink bus service to East Midlands Airport all within easy reach. For outdoor lovers, Sawley Park is within walking distance, with scenic countryside spots such as Trent Lock and Sawley Marina also nearby. Inside, the ground floor begins with a welcoming entrance hall leading into a bright reception room, ideal for relaxing or entertaining. The modern fitted kitchen boasts a breakfast bar and flows into a conservatory, creating a versatile extra living space filled with natural light. Upstairs, the home offers two spacious double bedrooms, a further single bedroom, and a three-piece bathroom suite. Externally, the property provides a large driveway to the front, offering ample off-road parking. To the rear, a private enclosed garden features a patio seating area and lawn, with access to the garage adding further practicality.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Large Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'7" x 4'7" (2.33m x 1.42m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

16'0" x 10'10" (4.89m x 3.32m)

The living room has laminate wood-effect flooring, a radiator, an under the stairs cupboard and a UPVC double-glazed window to the front elevation.

Kitchen

14'1" x 9'0" (4.30m x 2.76m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap, a range cooker & extractor fan, space and plumbing for a washing machine, a tiled splashback, recessed spotlights, a vertical radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

Conservatory

12'10" x 7'9" (3.92m x 2.37m)

The conservatory has laminate wood-effect flooring, a radiator, recessed spotlights, UPVC double-glazed windows surround, a single UPVC door providing access to the side of the property and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'8" x 5'10" (2.66m x 1.79m)

The landing has carpeted flooring, an in-built cupboard, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

Master Bedroom

13'1" x 7'10" (4.01m x 2.41m)

The main bedroom carpeted flooring, a radiator, partially panelled walls, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'1" x 7'10" (2.77m x 2.40m)

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

Bedroom Three

9'8" x 5'11" (2.96m x 1.81m)

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

Bathroom

5'8" x 5'5" (1.75m x 1.66m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, tiled walls, recessed spotlights, wood-effect flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large block-paved driveway providing off-road parking, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, access to the garage, a wooden shed and fence panelling boundaries.

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

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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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