

HoldenCopley

PREPARE TO BE MOVED

Lathkilldale Crescent, Long Eaton, Derbyshire NG10 3PE

£270,000

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RENOVATED THROUGHOUT...

Welcome to this exquisite three-bedroom semi-detached house, a true testament to luxurious living and modern comfort. Meticulously renovated throughout, this property offers a perfect blend of contemporary design and timeless elegance. As you step through the inviting porch, you are welcomed into a spacious living room that effortlessly combines comfort and style. The heart of this home lies in the modern fitted kitchen, boasting state-of-the-art appliances and a convenient breakfast bar. The adjacent dining room is perfect for entertaining guests or enjoying family meals, creating a seamless flow between spaces. The ground floor also features a utility room, adding a practical touch to the living experience. Ascending the staircase to the first floor, you'll find three generously sized bedrooms, each exuding a sense of tranquillity and offering multiple storage options. The stylish three-piece bathroom suite reflects the same commitment to quality and aesthetics found throughout the home, offering a haven for relaxation. The allure of this property extends beyond its interiors, with the outside space equally deserving of admiration. A driveway and garage provide ample parking, ensuring both convenience and security. The private enclosed garden offers a peaceful retreat, a perfect venue for outdoor gatherings or simply unwinding amidst nature. This property is situated in a quiet, residential location within reach of various amenities including West Park, excellent school catchments, local conveniences and regular transport links as well as easy commuting access via the M1.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen With A Separate Utility Room
- Stylish Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- Renovated Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double glazed obscure windows to the front and side elevations and a single UPVC door providing access into the accommodation

Living Room

16’7" x 12’11" (5.07m x 3.94m)

The living room has carpeted flooring, a media wall with storage cupboards and shelving units, a TV point, an under-stair storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Kitchen

16’6" x 10’8" (5.04m x 3.26m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an angled extractor hood, an integrated wine cooler, an integrated dishwasher, space for a fridge freezer, a breakfast bar area with seating for two, a TV point, a vertical radiator, wall-mounted light fixtures, recessed spotlights and a UPVC double glazed window to the side elevation

Dining Room

9’2" x 11’9" (2.80m x 3.60m)

The dining room has a vertical radiator, a further radiator, wall-mounted light fixtures, two large UPVC double glazed windows to the rear elevation and UPVC glass sliding door providing access to the rear garden

Utility Room

4’10" x 3’5" (1.49m x 1.05m)

The utility room has space and plumbing for a washing machine, a UPVC double glazed window to the side elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

6’6" x 7’6" (1.99m x 2.30m)

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

8’0" x 13’0" (2.46m x 3.98m)

The main bedroom has carpeted flooring, a large mirrored fitted wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10’8" x 8’3" (3.26m x 2.54m)

The second bedroom has carpeted flooring, a large mirrored fitted wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

6’6" x 9’11" (1.99m x 3.04m)

The third bedroom has wood-effect flooring, an in-built storage cupboard, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

6’5" x 6’2" (1.96m x 1.88m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with drawer units and a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a heated

towel rail, patterned tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking and courtesy lighting

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a range of plants and shrubs and panelled fencing

DISCLAIMER

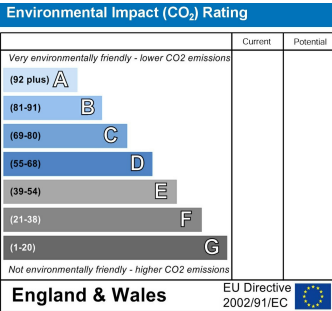
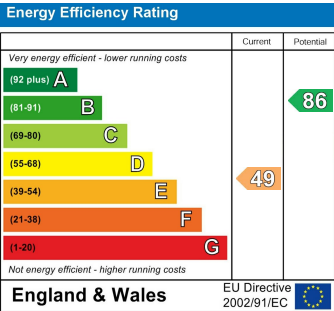
Council Tax Band Rating - Erewash Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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