

HoldenCopley

PREPARE TO BE MOVED

Grasmere Road, Long Eaton, Derbyshire NG10 4EF

Guide Price £200,000 - £230,000

GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, offered with no upward chain and situated in the popular location of Long Eaton. Just a stone's throw away from local shops, eateries, and excellent transport links into Nottingham City Centre, this property also benefits from being a short walk from West Park. Upon entering, you are greeted by a welcoming entrance hall that leads to the inviting reception room, perfect for relaxation and entertainment. Next is the modern kitchen diner, ideal for all your culinary needs. Completing the ground floor is a convenient W/C. The upper level features a spacious double bedroom with fitted furniture, and two well-proportioned single bedrooms, all designed to provide comfortable living spaces. The family bathroom is equipped to cater to the needs of the residents. Outside, the front of the property boasts a driveway providing off-road parking for multiple cars, access to a garage offering ample storage space, and a garden area adorned with a variety of plants and shrubs. The rear of the house features an enclosed private garden with a patio seating area, a lush lawn, and a diverse range of plants and shrubs, creating a perfect outdoor retreat.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

5'11" x 13'3" (1.82m x 4.04m)

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



Living Room

11'4" x 15'4" (3.47m x 4.69m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed window to the front elevation.



Kitchen Diner

15'5" x 9'11" (4.70m x 3.03m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob and an extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, ceiling coving, recessed spotlights, laminate wood-effect flooring, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

W/C

2'6" x 5'10" (0.78m x 1.78m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, tiled walls, tiled flooring and recessed spotlights.

FIRST FLOOR

Landing

10'9" x 5'10" (3.29m x 1.80m)

The landing has carpeted flooring, ceiling coving, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.



Master Bedroom

11'6" x 15'3" (3.52m x 4.65m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights, fitted furniture and fitted floor-to-ceiling sliding door wardrobes.



Bedroom Two

10'0" x 7'10" (3.05m x 2.39m)

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

Bedroom Three

10'0" x 7'2" (3.06m x 2.19m)

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

Bathroom

5'4" x 8'7" (1.64m x 2.64m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, tiled walls, ceiling coving, tiled flooring and two UPVC double-glazed obscure windows to the side elevation.



OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, a large area with plants and shrubs, courtesy lighting and fence panelling boundary.

Rear

To the rear of the property is an enclosed garden, a paved patio area, a shed, a greenhouse, a range of plants and shrubs and fence panelling boundary.



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

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.

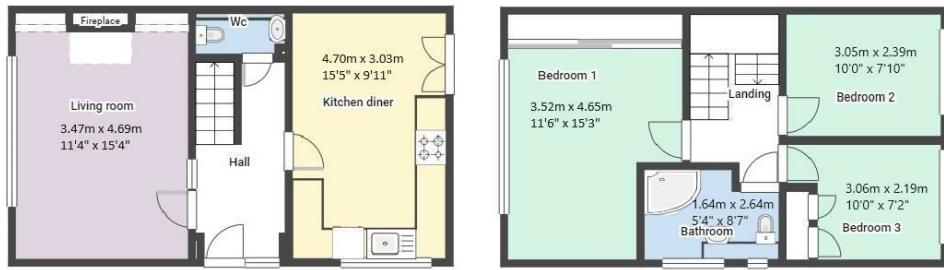
ADDITIONAL INFORMATION

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk