



Lynden Avenue,  
Long Eaton, Nottingham  
NG10 1AB

**O/I/R £195,000 Freehold**





A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this superb example of a three bedroom semi-detached house, perfect for a wide range of buyers and being sold with no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open plan kitchen/diner with integrated appliances, a lounge and three piece family bathroom suite. To the first floor, the landing leads to three generously sized bedrooms. To the exterior, the property boasts off street parking via a shared driveway and a section of front garden that has been turned into a parking space. There is also a wooden gate with access into the rear garden and a brick built garage with an up and over manual door. To the rear, there is an enclosed, low maintenance garden with a patio area and flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



#### Entrance Hall

uPVC double glazed front door, tiled flooring, painted plaster ceiling, ceiling light.

#### Kitchen/Diner

7'3 x 18'0 (2.21m x 5.49m)

uPVC double glazed window overlooking the rear, uPVC double glazed door leading to the back garden, tiled flooring, radiator, integrated washing machine, integrated dishwasher, integrated electric oven with gas hob and overhead extractor fan, space for fridge/freezer, painted plaster ceiling, ceiling light.

#### Lounge

15'5 x 12'5 (4.70m x 3.78m)

uPVC double glazed window overlooking the front, laminate flooring, feature fireplace, radiator, textured ceiling, ceiling light.

#### Bathroom

7'5 x 5'0 (2.26m x 1.52m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, W/C, top mounted sink, bath with mixer tap and shower over the bath, heated towel rail, textured ceiling, spotlights.

#### First Floor Landing

Carpeted flooring, loft access, radiator, textured ceiling, ceiling light.

#### Bedroom One

12'1 x 9'5 (3.68m x 2.87m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

#### Bedroom Two

11'3 x 8'7 (3.43m x 2.62m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

#### Bedroom Three

6'0 x 7'9 (1.83m x 2.36m)

uPVC double glazed window overlooking the rear,

laminate flooring, radiator, built in cupboard, painted plaster ceiling, ceiling light.

#### Outside

To the front, the property benefits a shared driveway and additional parking space to the front where the garden has been changed into a parking space. There is access into the brick built garage via an up and over manual door and access into the garden through a wooden gate. To the rear, there is a low maintenance and enclosed rear garden with a patio area and flower beds.

#### Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue, left into Lynden Avenue and the property can be found around the bend on the left.

8673RS

#### Council Tax

Erewash Borough Council Band B

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -Standard 11 mbps

Superfast 67 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE, VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

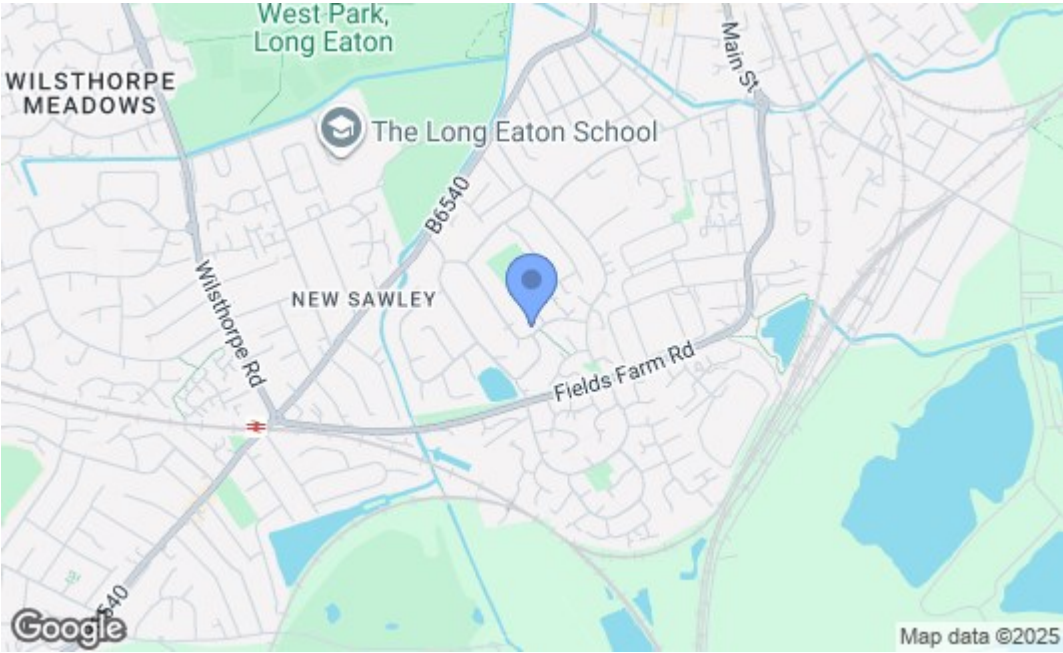
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency 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		
	66	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.