Robert Ellis

look no further...

Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

£175,000 Freehold

0115 946 1818

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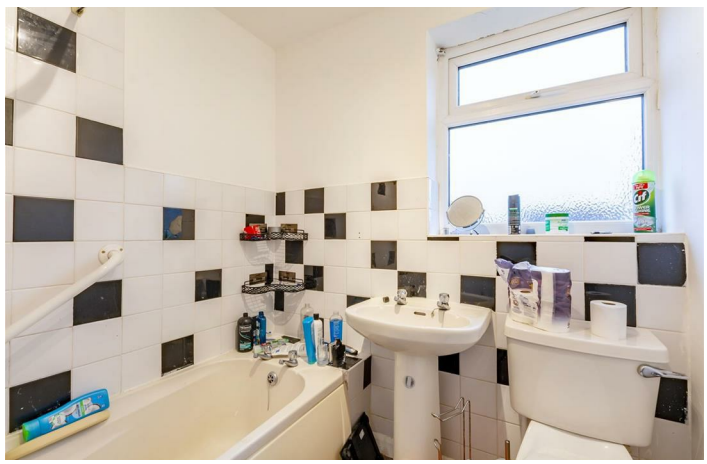
A TWO BEDROOM SEMI DETACHED PROPERTY BEING SITUATED ON THE POPULAR FIELDS FARM DEVELOPMENT.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family. Being situated at the head of a cul-de-sac on Hoselett Filed Road, the property was originally built by Stanton Estates who developed the majority of the Fields Farm development. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, kitchen and lounge with patio doors onto the rear garden. To the first floor there are two double bedrooms and a family bathroom. Outside there is parking to the front and side and to the rear a privately enclosed garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor, laminate floor, radiator and door to:

Kitchen
10'9 x 6'46 approx (3.28m x 1.83m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit with mixer tap, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, plumbing for washing machine, appliance space, tiled floor and UPVC double glazed window to the front.

Lounge
14'2 x 12'5 approx (4.32m x 3.78m approx)
Laminate floor, radiator, TV and telephone points, UPVC double glazed patio doors to the rear.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
10'81 x 9'08 approx (3.05m x 2.95m approx)
Two UPVC double glazed windows to the front, radiator, door to overstairs storage cupboard housing the water tank.

Bedroom 2
9'92 x 8' approx (2.74m x 2.44m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe.

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, UPVC double glazed window to the rear and radiator.

Outside
To the front of the property there is a driveway offering off the road parking and side access leading to the rear garden. To the rear there is an additional parking space, patio area to the immediate rear, path leading onto the lawn with borders either side. There is a decked area with a garden shed and the garden is privately enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and on to Fields Farm Road. Turn left into Bosworth Way and Hoselett Field Road can be found as a turning on the left.
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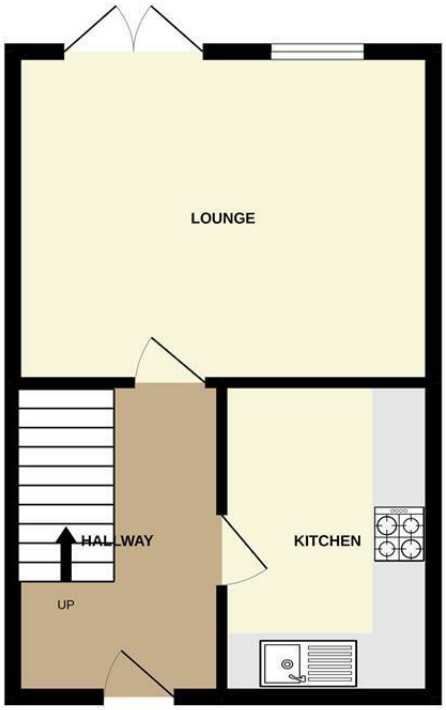
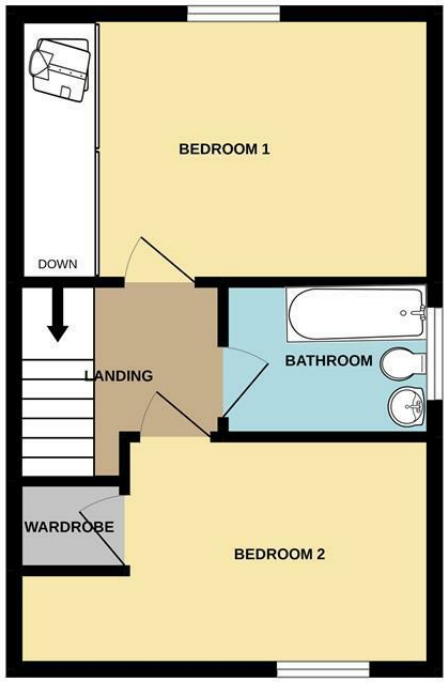
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



30 HOSELETT FIELD ROAD, LONG EATON

TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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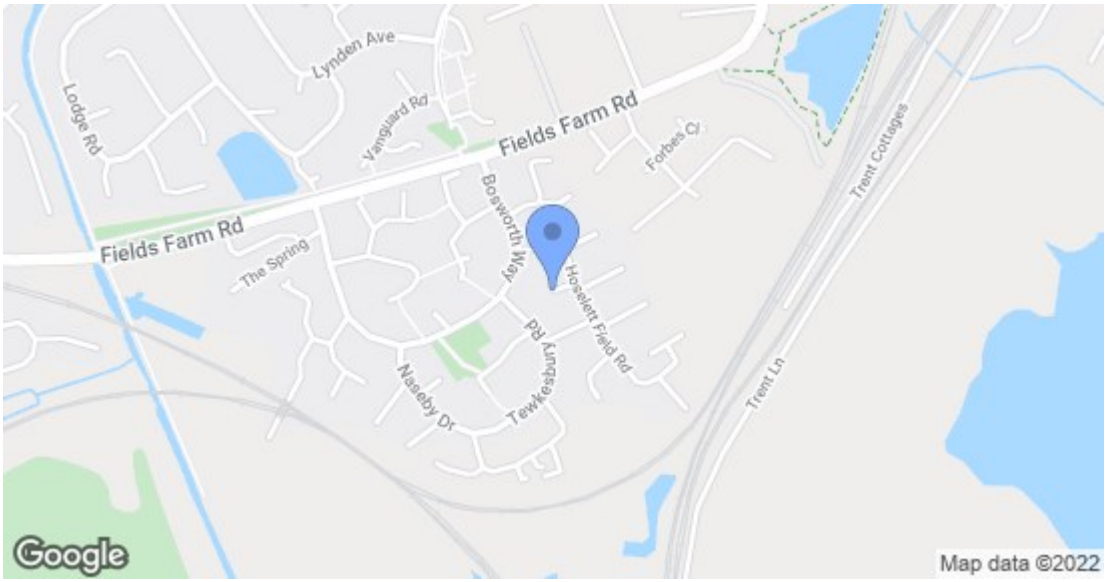

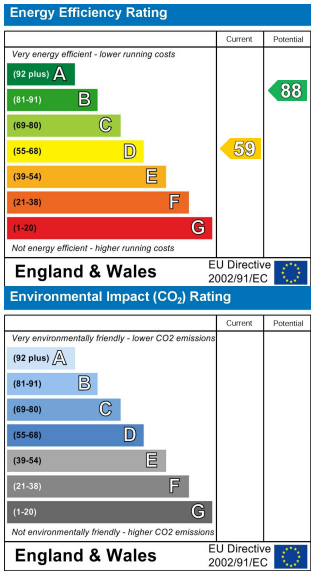

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