Robert Ellis

look no further...

Meadow Lane,
Long Eaton, Nottingham
NG10 2FE

£194,950 Freehold

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A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, CAR PORT AND REAR GARDEN SITUATED ON A LARGE CORNER PLOT AND IN NEED OF SOME COSMETIC MODERNISATION, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this fantastic opportunity to purchase a three bedroom semi-detached home sitting on a larger than average corner plot and being sold with the benefit of no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. There is off street parking with a car port and enclosed garden to the rear. Whilst the property needs some modernising inside, this would make a fantastic home for a first time buyer or family and might also appeal to investors. An internal viewing is highly recommended to appreciate the property and plot on offer.

In brief, the property comprises an entrance hallway, lounge, dining room, conservatory, kitchen with pantry/storage space, downstairs wet room and utility area. To the first floor, the landing leads to three generous bedrooms with two of those benefitting from fitted wardrobes. There is also a three piece family bathroom suite. To the front, the property has a small garden with off street parking via a driveway and car port. To the rear, there is a larger than average garden with patio areas, artificial turf and mature flower beds and trees.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where 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 local train stations just a short drive away.

Entrance Hall
UPVC double glazed front door, carpeted flooring, radiator, ceiling light.

Lounge
11'8 x 11'1 approx (3.56m x 3.38m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, gas fire, ceiling light.

Dining Room
11'0 x 11'1 approx (3.35m x 3.38m approx)
UPVC double glazed doors leading to the conservatory, carpeted flooring, radiator, gas fire, ceiling light.

Conservatory
16'0 x 9'4 approx (4.88m x 2.84m approx)
UPVC double glazed windows and French doors overlooking and leading to the garden, vinyl flooring, radiator, ceiling light.

Kitchen
5'9 x 13'4 approx (1.75m x 4.06m approx)
UPVC double glazed window overlooking the side, single glazed wooden patterned window overlooking the side, wall and base units with work surfaces over, inset sink and drainer, tiled flooring, radiator, wall mounted boiler, pantry/storage space, ceiling light.

Rear Hall
UPVC double glazed door leading to the utility area, tiled flooring, radiator, ceiling light.

Utility Area
4'0 x 7'9 approx (1.22m x 2.36m approx)
UPVC double glazed windows and door overlooking and leading to the garden, vinyl flooring, space and plumbing for a washing machine, ceiling light.

Wet Room
5'6 x 6'1 approx (1.68m x 1.85m approx)
UPVC double glazed patterned window, tiled flooring, low flush w.c., wall mounted shower, pedestal sink, radiator, ceiling light.

First Floor Landing
UPVC double glazed window overlooking the side, carpeted flooring, ceiling light.

Bedroom 1
12'1 x 10'0 approx (3.68m x 3.05m approx)
UPVC double glazed window overlooking the front, laminate flooring, fitted wardrobes, radiator, ceiling light.

Bedroom 2
11'2 x 10'0 approx (3.40m x 3.05m approx)
UPVC double glazed window overlooking the rear, laminate flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 3
5'9 x 6'1 approx (1.75m x 1.85m approx)
UPVC double glazed window overlooking the front, laminate flooring, radiator, ceiling light.

Bath/Shower Room
5'8 x 6'9 approx (1.73m x 2.06m approx)
UPVC double glazed patterned window overlooking the side, vinyl flooring, top mounted sink, shower, low flush w.c., radiator, loft access, ceiling light.

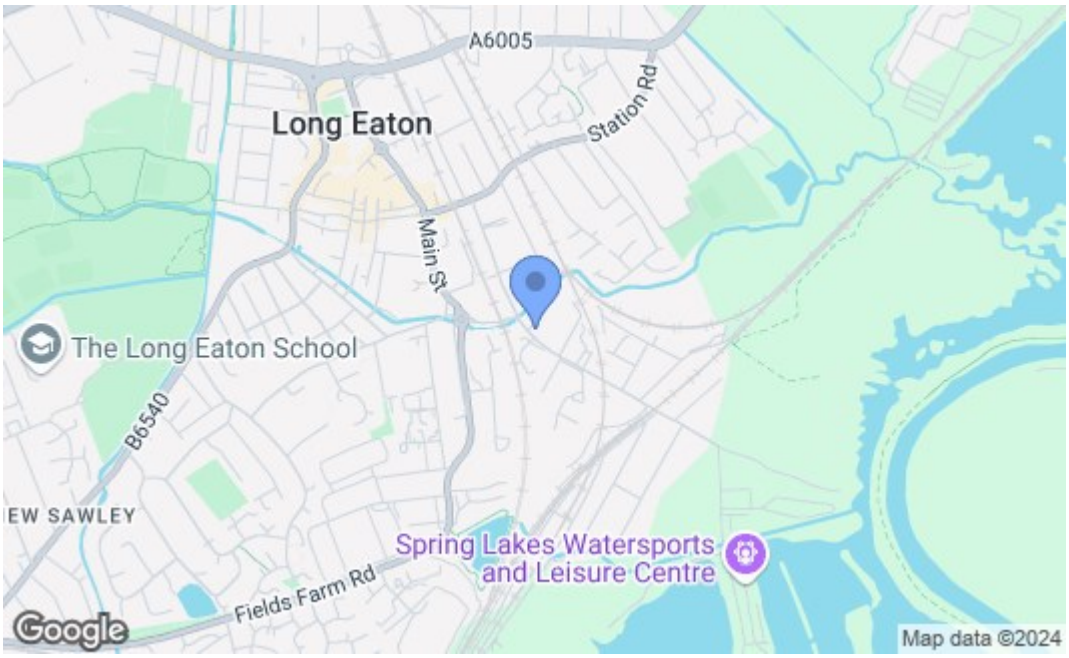
Outside
This property sits on a larger than average corner plot and benefits off street parking via a driveway to the front with a car port and small artificially lawned garden.

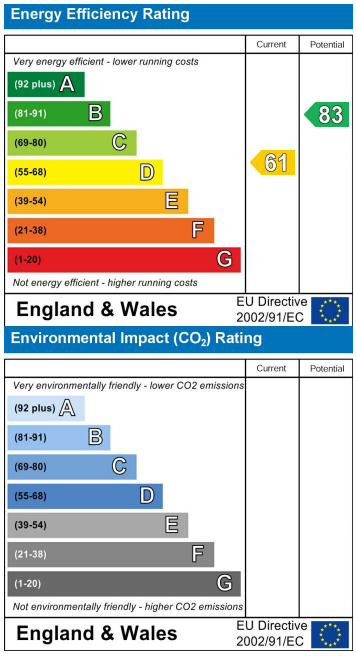
To the rear there is an enclosed garden with a patio area, artificial lawn and mature flower beds and trees.

Directions
Proceed out of Long Eaton along Main Street and at the traffic island turn left into Meadow Lane, continue over the railway bridge and turn right at the next island and the property can be found on the left.
8187RS

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, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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