Plot 1, Harlaxton Drive,
Long Eaton, Nottingham
NG10 2ER

£294,950 Freehold

THIS IS A FOUR BEDROOM SEMI DETACHED PROPERTY WITH ACCOMMODATION OVER THE THREE FLOORS, THE MASTER BEDROOM HAVING AN EN-SUITE AND DRESSING ROOM - CURRENTLY UNDER CONSTRUCTION.

Robert Ellis are extremely pleased to bring to the market this currently under construction development of 10 properties situated on the corner of Nottingham Road and Harlaxton Drive, Long Eaton. The development comprises of 10 prestigious two, three and four bedroom homes. These properties have been traditionally designed and are being built to the highest standards offering classically styled from the outside whilst offering a modern layout incorporating open plan living. The properties offer the best of modern living with a contemporary yet timeless interior, a superb specification providing convenience and comfort.

Being found on Nottingham Road the properties are close to all the amenities and facilities provided by Long Eaton town centre which includes supermarkets, retail outlets on the high street and a variety of public houses and restaurants within the town centre. The area is also supported by several excellent schools including primary and secondary education, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields. The transport links include J25 of the M1 and the A52, train stations found at Long Eaton and East Midlands Parkway, all of which provide excellent access to Nottingham, Derby and further Midlands towns and cities. When its time to fly East Midlands Airport is located a short bus journey away.

The properties will suit a whole range of buyers from the first time buyer through to a family looking to move up the property ladder. Contact the office to make your appointment to view today.

Entrance Hall

Ground Floor w.c.

Living Room 14'11" x 10'4" approx (4.56m x 3.16m approx)

Kitchen 11'5" x 7'5" approx (3.5m x 2.27m approx)

Dining Room 11'8" x 8'2" approx (3.58m x 2.5m approx)

First Floor Landing

Bedroom 2 15'0" x 9'2" approx (4.58m x 2.8m approx)

Bedroom 3 12'4" x 8'5" approx (3.77m x 2.59m approx)

Bedroom 4 10'4" x 6'1" approx (3.15m x 1.86m approx)

Bathroom

Second Floor Landing

Bedroom 1 11'8" x 10'11" approx (3.56m x 3.34m approx)

Dressing Room 8'4" x 5'11" approx (2.55m x 1.81m approx)

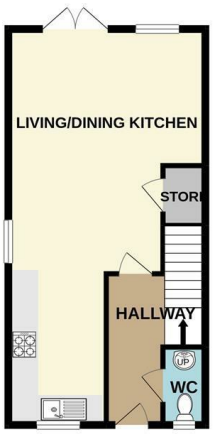
En-Suite

Directions

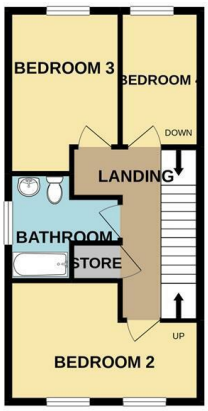
Proceed out of Long Eaton along Nottingham Road where the site can be found on the left as identified by our for sale board next to Manor Farm open space and riding school.

6550AMNM

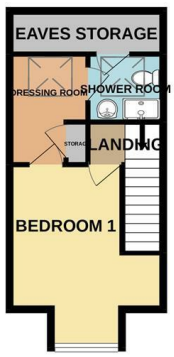
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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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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