

# Robert Ellis

*look no further...*



Laurel Crescent,  
Long Eaton, Nottingham  
NG10 3NL

**£229,950 Freehold**

0115 946 1818



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@robertellisea





A FANTASTIC THREE BEDROOM END PROPERTY WHICH HAS BEEN REFURBISHED AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property which has no upward chain. Since the current owners have occupied the property they have had the property re-wired with a new consumer unit, new gas central heating boiler fitted with new radiators, re-plastered throughout and also a new kitchen and bathroom fitted. An added benefit to the property is the ground floor w.c., a large separate utility room and internal door to the garage. A viewing is a must to fully appreciate all the property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, spacious entrance hall with access to the kitchen diner and open to the living room. There are patio doors from the kitchen diner which opens to an inner hallway giving access to the garage, rear garden, ground floor w.c. and utility room. To the first floor there are three bedrooms and the family bathroom. Outside there is off road parking for at least two cars and to the rear there is a low maintenance and privately enclosed rear garden.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



#### Entrance Porch

UPVC double glazed front entrance door, double glazed windows and door to:

#### Entrance Hall

UPVC double glazed window to the side, stairs to the first floor, radiator, storage cupboard and door to:

#### Kitchen Diner

19'9" x 9'3" approx (6.02m x 2.82m approx)

Wall, base and drawer units with solid wood work surface over, tiled floor, inset 1½ bowl sink and drainer with swan neck mixer tap, integrated oven, electric hob and extractor hood over, radiator, spotlights, UPVC double glazed window to the rear, patio doors to the rear, open to inner hallway and to the lounge.

#### Lounge

11'2" x 12'6" approx (3.40m x 3.81m approx)

UPVC double glazed window to the front, radiator, TV and telephone points.

#### Inner Hallway

Door to the rear garden, door to garage and door to:

#### Cloaks/w.c.

Low flush w.c., radiator, tiled floor and UPVC double glazed window to the side.

#### Utility Room

10'2" x 5'9" approx (3.10m x 1.75m approx)

Plumbing for an automatic washing machine, appliance space, laminate floor, UPVC double glazed window and door to the rear and radiator.

#### First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

#### Bedroom 1

11'2" x 11'3" approx (3.40m x 3.43m approx)

UPVC double glazed window to the front and a radiator.

#### Bedroom 2

9'4" x 12'6" approx (2.84m x 3.81m approx)

UPVC double glazed window to the rear and radiator.

#### Bedroom 3

8'1" x 8'5" approx (2.46m x 2.57m approx)

UPVC double glazed window to the front, radiator, overstairs storage cupboard.

#### Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains having a waterfall shower head and hand held shower, wash hand basin with vanity cupboard under, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, laminate floor, UPVC double glazed window to the rear and extractor fan.

#### Outside

To the front of the property there is off road parking for 2/3 cars, privately enclosed with wall and fenced boundaries. To the rear there is a large decked area with steps down to a large patio area with the garden being designed for low maintenance. The garden is privately enclosed with hedged and fenced boundaries and there is an outside tap.

#### Garage

17'4" x 6'4" approx (5.28m x 1.93m approx)

Gas central heating boiler, power and double doors to the front.

#### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left as identified by our for sale board.

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#### Agents Notes

The property has been improved since the original EPC was carried out and would most likely now have a higher rating.

#### Council Tax

Erewash Borough Council Band A







71 LAUREL CRESENT NG10 2NL  
TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

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