Robert Ellis

look no further...

Lynden Avenue,
Long Eaton, Nottingham
NG10 1AB

Price Guide £170-180,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

AN EXTENDED FULLY REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY.

Robert Ellis are pleased to bring to the market this beautifully presented and renovated traditional three bedroom semi detached property situated off a private courtyard/walk way leading onto Lynden Avenue. The property has been much improved and extended by the current owners and to fully appreciate the magnificent re-fitted family bathroom along with the kitchen incorporating wooden work surfaces and bi-fold doors to the conservatory an early viewing comes recommended. Sitting on Lynden Avenue this truly is an ideal location within walking distance of Primary and Secondary Schools while having Long Eaton town centre and train station close to hand offering excellent transport links.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as re-fitted gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance lobby, re-fitted family bathroom and kitchen with bi-fold doors leading to the garden room offering additional reception space. There is also a large living room with picture window overlooking the lawned courtyard area. To the first floor there are three bedrooms. The property sits on a corner plot with a landscaped garden and raised decked area, garden laid to lawn with mature shrubs planted to the borders and a large timber workshop/summerhouse with light and power. There is a garage and driveway to the front providing off the road vehicle hard standing and storage space.

The property is situated a few minutes drive from all the amenities and facilities provided by Long Eaton which include Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.

Entrance Hallway
With modern re-fitted composite door to the side with fixed double glazed panels, ceiling light point, tiling to the floor and panelled doors to:

Living Room
15'8 x 13' approx (4.78m x 3.96m approx)
UPVC double glazed picture window to the front with UPVC double glazed window to the side, wall mounted radiator, laminate flooring, feature fireplace incorporating stone surround and hearth with inset Living Flame gas fire, ceiling light point, panelled door to:

Inner Lobby
With stairs to the first floor.

Kitchen
9'1 x 8'7 approx (2.77m x 2.62m approx)
With a range of matching wall and base units incorporating wooden work surface over, built-in double Stoves oven with four ring stainless steel gas hob, stainless steel splashbacks and stainless steel and glass extractor hood over, sink with mixer tap, space and plumbing for automatic washing machine and dishwasher, feature vertical mirrored radiator, tiling to the floor, bi-fold doors to:

Conservatory
11'1 x 9' approx (3.38m x 2.74m approx)
UPVC double glazed windows to the rear and side, wall mounted electric heater, UPVC double glazed French doors to the raised decked area, TV point, wall light points and tiling to the floor.

Bathroom
6' x 5'7 approx (1.83m x 1.70m approx)
This magnificent re-fitted family bathroom comprises of a double ended bath with rain water shower head above, vanity wash hand basin with storage cupboard below, low flush w.c., UPVC double glazed window to the rear, recessed spotlights to the ceiling, feature tiled walls and tiling to the floor, vertical heated towel rail.

First Floor Landing
Loft access hatch, panelled doors to:

Bedroom 1
12'6 x 10'2 approx (3.81m x 3.10m approx)
UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point and built-in wardrobes providing ample storage space.

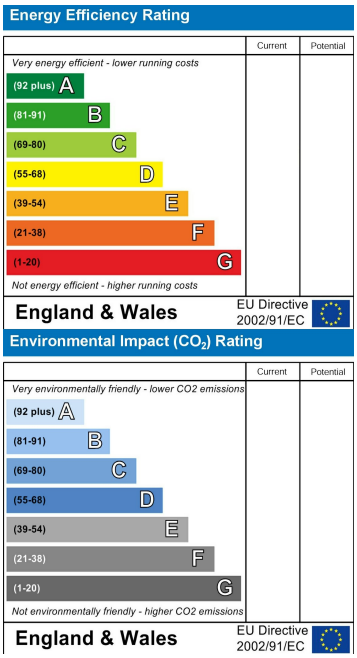
Bedroom 2
12' x 9'1 approx (3.66m x 2.77m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and built-in wardrobes.

Bedroom 3
8'7 x 6'4 approx (2.62m x 1.93m approx)
UPVC double glazed window to the rear, wall mounted radiator, built-in wardrobes.

Outside
To the front of the property there is a low maintenance gravelled garden, pathway to the side entrance door. To the side of the property there is a well maintained landscaped garden incorporating raised patio area, mature shrubs and trees planted to the borders, garden laid to lawn, lighting, raised flower beds, fencing to the boundaries and access with pathway to summerhouse. Outside tap and outside lighting.

Summerhouse/Workshop
17'3 x 12'10 approx (5.26m x 3.91m approx)
With light, power, access to the rear for further storage, window and front access doors.

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 on the right as identified by our for sale board.
6476AMNM



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.