



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 3LE

**£254,500 Freehold**



THIS IS A FULLY REFURBISHED TRADITIONAL SEMI-DETACHED PROPERTY LOCATED IN A VERY CONVENIENT LOCATION WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being located on Wilsthorpe Road this tastefully finished semi-detached property provides a lovely home which will suit a whole range of buyers from people buying their first property through to families who are looking for a three bedroom house which is conveniently located for the amenities and facilities provided by the area. For interested parties to be able to appreciate the full size and quality of the accommodation included as well as the privacy of the rear garden we strongly recommend they take a full inspection so they can see the whole property for themselves. The property is well placed for easy access to all the local amenities and facilities provided by the area and to excellent transport links which includes the Long Eaton station which is literally only a few minutes walk away from this lovely home.

Being constructed of brick to the external elevations under a pitched tiled roof the well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a spacious reception hallway which has quality laminate flooring that extends into the living/dining kitchen, the lounge is positioned at the front of the house and this has the bay double glazed window and the living/dining kitchen is positioned to the rear and this is well fitted in the kitchen area with high quality wall and base units with several integrated appliances and from the living/dining area within this open plan living space there are double glazed French doors leading out to the private rear garden. To the first floor the landing leads to the three bedrooms and fully tiled luxurious bathroom which has a mains flow shower system over the bath. Outside there is block paved parking at the front and a path running down the left hand side to a gate which takes you to the rear. At the rear of the house there is a decked area leading onto an astroturf lawn with the garden being kept private by having fencing to the boundaries. There is a concrete sectional garage/store situated in the rear garden which provides an ideal storage facility for the property.

Being situated on Wilsthorpe Road the property is within easy reach of the town centre where there are the Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Sainsburys convenience store on Tamworth Road, excellent schools for all ages within walking distance of the house, there are health care and sports facilities including the West Park leisure centre and adjoining playing fields and as well as the Long Eaton station the excellent transport links include junction 25 of the M1, East Midlands airport, and the A52 and other main roads provide ideal access to Nottingham, Derby and other East Midlands towns and cities.



A stylish composite front door with a circular inset of opaque glazed panel with the door being set in a rendered recess with two uplighter outside lights to either side of the front door.

#### Reception hall

Stairs with cloaks cupboard under which houses the gas boiler, newly installed electric consumer unit and gas and electricity meters and there is a shelf and a double glazed window to the side, quality laminate flooring which extends from the hallway through to the living/dining kitchen, radiator and recessed lighting to the ceiling.

#### Lounge/Sitting room

12' x 10'8 (3.66m x 3.25m)

Double glazed bay window to the front, brick recess set in the chimney breast with a wooden mantle over, radiator, cornice to the wall and ceiling and an aerial point and power point for a wall mounted TV on the chimney breast.

#### Living/Dining kitchen

15'5 max x 17'3 max (4.70m max x 5.26m max)

The kitchen area within the living/dining kitchen is fitted with high quality pewter coloured gloss finished units with brushed stainless steel fittings and includes a one and a half bowl sink with a mixer tap and a four ring Induction hob set in a work surface which extends to two sides and has ranges of cupboards, drawers, an integrated oven, space for an automatic washing machine and an integrated dishwasher below, matching eye level wall cupboards, integrated fridge and freezer, hood and back late to the cooking area, recessed lighting to the ceiling, double glazed windows to either side and to the rear of the kitchen and laminate flooring which extends across the living/dining area within this open plan living space.

The living/dining area has double glazed double opening French doors leading out to a decked area at the rear of the property, radiator, corners to the wall and ceiling and quality laminate flooring.

#### First floor landing

Double glazed window to the side.

#### Bedroom 1

11 x 10'9 (3.35m x 3.28m)

A double glazed window to the front, radiator, and four double power points two of which have USB cable points.

#### Bedroom 2

11'9 x 10'9 (3.58m x 3.28m)

Double glazed window to the rear, four double power points two of which have USB cable points, radiator and aerial point and power point for a wall mounted TV.

#### Bedroom 3

11'7 x 5'9 (3.53m x 1.75m)

Double glazed window to the side and radiator.

#### Bathroom

The bathroom is fully tiled and has a white suite including a P-shaped bath with central mixer taps and a mains flow shower over which includes a rain water shower head and a hand held shower with a protective screen to the side, pedestal hand basin with mixer taps and low flush W.C, double opaque glazed window, chrome heated ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

#### Outside

At the front of the property there is a block paved area which provides off the road parking for two vehicles and there is a block paved path leading down the side of the house to a gate which takes you to the rear garden.

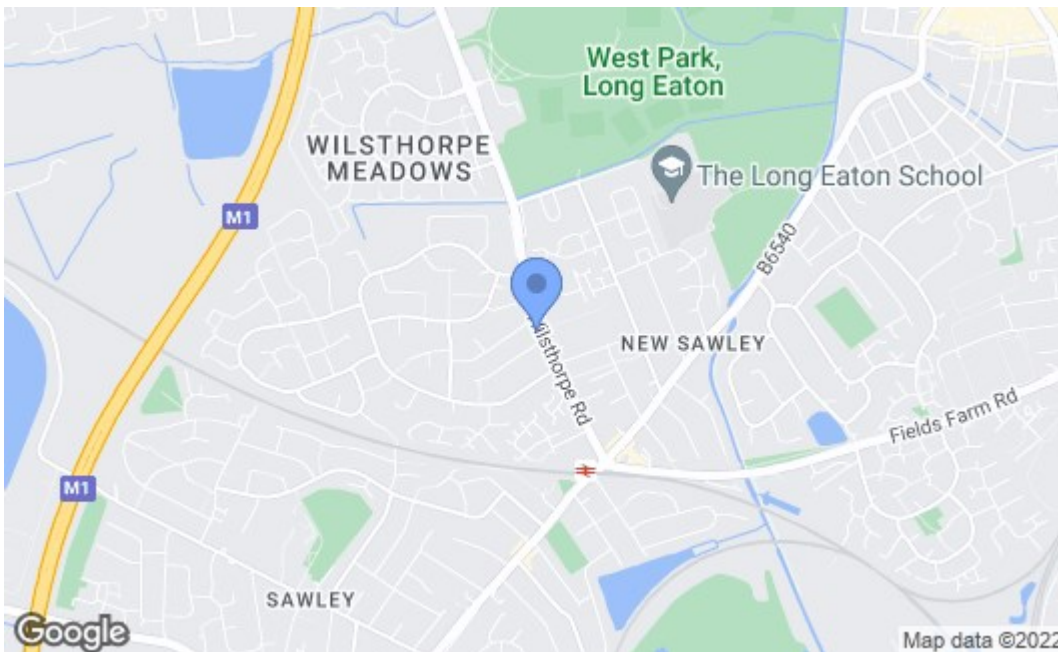
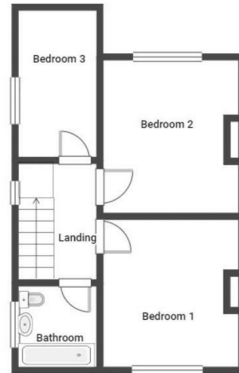
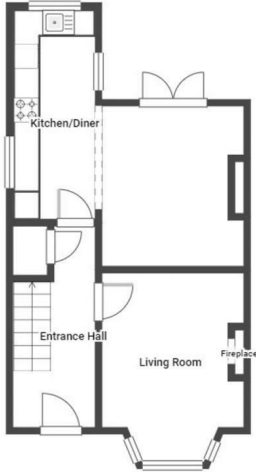
At the rear of the property there is a decked area leading onto an astro turfed lawn with the garden being kept private by having fencing to the boundaries. An outside water supply and external lighting is provided.

#### Garage store

19' x 9' approx (5.79m x 2.74m approx)

To the rear of the house there is a concrete sectional garage which provides an ideal store and this has an up and over door to the front and a window to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.