



Shilling Way,  
Long Eaton, Nottingham  
NG10 3QN

**£235,000 Freehold**



AN ATTRACTIVE MID PROPERTY OFFERING THREE DOUBLE BEDROOMS SITUATED ON THE POPULAR PENNYFIELDS DEVELOPMENT.

Robert Ellis are extremely pleased to bring to the market a property that is well positioned for easy access to all the amenities and facilities provided by Long Eaton and offers spacious accommodation throughout having a conservatory off the breakfast kitchen onto the rear garden. The property will suit a whole range of buyers from a first time buyers, buy to let investor or someone looking to downsize. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge with a bay window, breakfast kitchen and conservatory leading onto the rear garden. To the first floor there are three double bedrooms and a family bathroom. Outside there is off the road parking for two cars at the front, an integral garage and privately enclosed rear garden.

The property is a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are both state and independent schools for all ages, health care and sports facilities including the West Park leisure centre and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands parkway, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Radiator, UPVC double glazed front entrance door, tiled floor and door to:

### Lounge

18'11 x 11'9 approx (5.77m x 3.58m approx)  
UPVC double glazed bay window to the front, TV and telephone points, gas fire with Adam style surround, stairs to the first floor and two radiators.

### Kitchen

11'9 x 8'2 approx (3.58m x 2.49m approx)  
Wall, base and drawer units with roll edged work surface over, sink and drainer with mixer tap, cooker point, appliance space, plumbing for automatic washing machine, tiled walls and splashbacks, laminate flooring, double glazed window to the rear and door to:

### Conservatory

11'11 x 9'9 approx (3.63m x 2.97m approx)  
Brick base with UPVC double glazed windows and door to the rear garden, TV point, radiator and tiled floor.

### First Floor Landing

Door to a large airing/storage cupboard and doors to:

### Bedroom 1

12'10 x 11'8 approx (3.91m x 3.56m approx)  
UPVC double glazed window to the front, radiator and spotlights.

### Bedroom 2

9'4 x 7'8 approx (2.84m x 2.34m approx)  
UPVC double glazed window to the front, built-in wardrobes and radiator.

### Bedroom 3

9'7 x 8'4 approx (2.92m x 2.54m approx)  
UPVC double glazed window to the rear, radiator, overstairs storage cupboard with hanging rail.

### Bathroom

A white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, shaver point and UPVC double glazed window to the rear.

### Outside

There is parking to the front of the property for two cars and to the rear there is a decked area to the immediate rear of the property leading onto a lawn which has borders and is privately enclosed with fenced boundaries.

### Garage

Up and over door, light and power, gas central heating boiler, tap and rear exit door to the garden.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard, right into Shilling Way, follow the road around and the property can be found on the left hand side.

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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			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(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	

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