# Plot 10, Nottingham Road, Long Eaton, Nottingham NG10 2EQ

## £264,950 Freehold

A THREE BEDROOM END PROPERTY WITH EN-SUITE TO THE MASTER BEDROOM - 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 Drdive, 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 15'5" x 11'10" approx (4.7m x 3.63m approx)

Kitchen Diner 17'1" x 8'2" approx (5.22m x 2.5m approx)

First Floor Landing

Bedroom 1 12'3" x 8'7" approx (3.74m x 2.63m approx)

En-Suite

Bedroom 2 11'1" x 8'7" approx (3.38m x 2.63m approx)

Bedroom 3 6'8" x 11'10" max (2.05m x 3.63m max)

Bathroom

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.

6559AMNM

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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818