



Coniston Road,  
Long Eaton, Nottingham  
NG10 4DN

**Price Guide £200-210,000**  
**Freehold**



A THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN A QUIET CUL-DE-SAC LOCATION, OFFERING OPEN PLAN LIVING AND AVAILABLE TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well positioned semi detached property, offering spacious and versatile accommodation throughout. Situated within a pleasant cul-de-sac, the property would make an ideal purchase for a range of buyers and is offered with the added benefit of no onward chain.

The accommodation comprises a spacious lounge leading through to the open plan living area to the rear, creating a sociable and practical space for everyday family life and entertaining. The ground floor is further enhanced by a conservatory, providing additional living space and enjoying views over the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from off road parking and an enclosed rear garden, offering an excellent space for outdoor dining, entertaining or relaxing. Situated within a quiet cul-de-sac location, the property offers a pleasant residential setting whilst remaining conveniently located for local amenities and transport links.

An internal viewing is highly recommended to fully appreciate the accommodation and location this excellent home has to offer. The property is found within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets, schools for all ages, healthcare and sports facilities including the West Park Leisure Centre along with excellent transport links including J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 providing direct links to Nottingham and Derby. Contact the office to arrange your viewing today.



## Porch

Composite door to the front, tiled floor and door to:

## Entrance Hall

Laminate flooring, stairs to the first floor, window to the side, radiator, doors to the kitchen and lounge.

## Lounge

12'3 x 11'6 approx (3.73m x 3.51m approx)

Double glazed window to the front, radiator, laminate flooring and door to:

## Open Plan Living/Dining Kitchen

9'11 x 11'4 plus 8'3 x 17'11 approx (3.02m x 3.45m plus 2.51m x 5.46m approx)

Double glazed window to the rear, double glazed door to the side, sliding doors to the conservatory, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob and extractor over.

## Cloaks/w.c.

Combined two in one hand basin and toilet, plumbing for a washing machine, chrome heated towel rail, window to the side.

## Conservatory

9' x 8'5 approx (2.74m x 2.57m approx)

Brick base with double glazed windows and double glazed doors to the rear.

## First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

## Bedroom 1

10'9 x 12'2 approx (3.28m x 3.71m approx)

Double glazed window to the front, radiator.

## Bedroom 2

10'9 x 10'8 approx (3.28m x 3.25m approx)

Double glazed window to the rear, radiator.

## Bedroom 3

7'5 x 9'4 approx (2.26m x 2.84m approx)

Double glazed window to the front, radiator.

## Bathroom

Panelled bath with mains flow shower over having a rainwater shower head, low flush w.c., vanity wash hand basin, two double glazed windows to the rear, part tiled walls.

## Outside

There is off road parking to the front.

There is a good size garden to the rear with a patio, lawned garden with mature trees and shrubs to the borders, outbuildings and fencing to the boundaries.

## Directions

Proceed out of Long Eaton along Derby Road and turn right onto Briar Gate. Continue for some distance and Coniston Road can be found on the right hand side.

9476CO

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 52mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

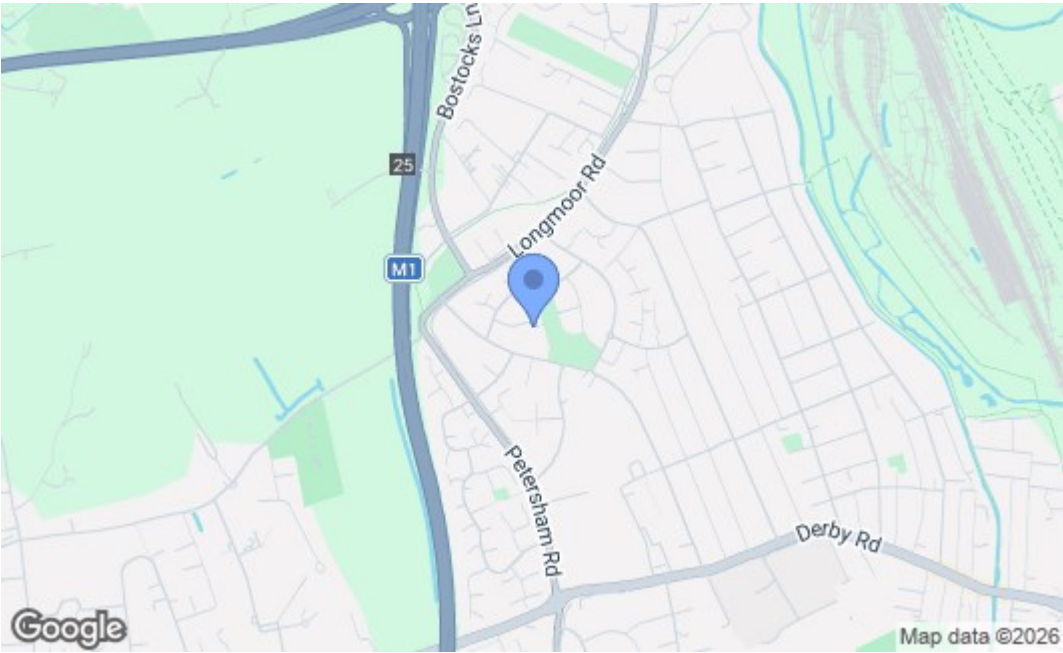
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      | 77        |
| (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                         |         |           |

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.