Robert Ellis

*look no further...*

Longmoor Road,
Long Eaton, Nottingham
NG10 4FQ

**£315,000 Freehold**

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THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY WITH ENLARGED ACCOMMODATION, HAVING BEEN EXTENDED TO THE REAR ON THE GROUND FLOOR AND INTO THE ATTIC WHICH HAS CREATED A FURTHER LARGE DOUBLE BEDROOM.

Robert Ellis are pleased to be instructed to market this large property which is situated on a good size plot with a driveway running down the right hand side of the house to a large detached garage positioned at the bottom of the garden which provides an ideal storage and if necessary workshop facility for a car or motorbike enthusiast. The property is tastefully finished throughout and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the size and the layout of the accommodation and the privacy of the rear garden and the size of the garage for themselves. This really is a home which will suit a whole range of buyers, from people who might be purchasing their first property through to families who are in search of a home providing spacious ground floor living accommodation and four bedrooms which is well placed for easy access to local schools and many other amenities and facilities as well as to excellent transport links, all of which have helped to make this such a popular and convenient place to live.

The property stands well back from Longmoor Road with a screened garden to the front which has been designed to provide additional off the road car standing and to keep maintenance to a minimum with the house being constructed of brick to the external elevations, the front being relieved by render under a pitched tiled roof and the spacious accommodation included derives all the benefits of gas central heating and double glazing. In brief the house comprises a reception hall, a large lounge which includes two seating areas and has French style doors leading out to the rear garden, a separate dining room, a kitchen which is extremely well fitted with extensive ranges of wall and base units and from the kitchen there is a part glazed door leading to the utility room and off this room there is a ground floor w.c. and an external door leading out to the side which provides access to the rear garden. To the first floor there are three bedrooms and the luxurious bathroom which includes a corner bath and a separate fitted shower with a mains flow shower system. Outside there is the drive and car standing area at the front with the drive leading through double wrought iron gates to the garage which is positioned to the rear of the house. The rear garden is private and has a slabbed patio to the immediate rear of the house which has steps leading onto a lawn and at the bottom of the garden there is a further raised seating area which provides a further place for owners and friends to sit and enjoy outside living.

The property is well placed for easy access to the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets with many more being found at Stapleford and Sandiacre and at Pride Park which is just a short run down the A52, there are schools for all ages with the well regarded senior schools at both Sandiacre and Long Eaton, healthcare and sports facilities including several local golf courses and the West Park Leisure Centre and the excellent transport links include J25 of the M1 which is a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Stylish composite front door with twin inset glazed panels leading to:

## Reception Hall
Stairs to the first floor, radiator with shelf over and cloaks hanging.

## Lounge/Dining Room
25'4 x 10'9 reducing to 9'3 approx (7.72m x 3.28m reducing to 2.82m approx)
This large room has double glazed French doors with double glazed windows to either side leading out to the rear garden, two radiators and cornice to the wall and ceiling.

## Dining Room
11'6 x 10'9 approx (3.51m x 3.28m approx)
Double glazed bay window to the front with leaded top panels, feature Adam style fire surround and a brick inset and tiled hearth, radiator, laminate flooring and picture rail to the walls.

## Kitchen
15'6 x 7'4 approx (4.72m x 2.24m approx)
The kitchen has wood effect units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface extending along one wall with cupboards and drawers below, four ring hob set in a work surface with oven and cupboards below, integrated fridge and freezer, matching eye level wall cupboards, Worcester Bosch boiler housed in a matching fitted cupboard, tiling to the walls by the work surface areas and back plate to the cooking area, two double glazed windows to the side, door with two inset glazed panels leading to the utility room, tiled flooring and built-in shelved pantry cupboard.

## Understairs Storage
This walk-in storage area has a double glazed window to the side, electricity meter and consumer unit and space for a chest freezer.

## Utility Room
5'6 x 4'8 approx (1.68m x 1.42m approx)
Double glazed window to the rear, work surface with space below for both an automatic washing machine and tumble dryer, radiator, tiled flooring, UPVC wood grain effect door with double glazed inset panel leading out to the side of the property and recessed light to the ceiling.

## Ground Floor w.c.
Having a white low flush w.c. and corner hand basin with a mixer tap and tiled splashback, tiled flooring, radiator, opaque double glazed window and recessed light to the ceiling.

## First Floor Landing
Balustrade continued from the stairs onto the landing, opaque double glazed window to the side and airing/storage cupboard.

## Bedroom 1
12'12 x 9'3 approx (3.66m x 2.82m approx)
Double glazed window to the front, radiator, range of built-in wardrobes with sliding doors and picture rail to the walls.

## Bedroom 2
10'6 x 9'2 approx (3.20m x 2.79m approx)
Double glazed window overlooking the rear garden, radiator, double built-in wardrobe with sliding doors and feature fire surround.

## Bedroom 4
6'5 x 5'10 approx (1.96m x 1.78m approx)
Double glazed window to the side and radiator.

## Bathroom
The luxurious bathroom has a white suite including a corner bath with mixer taps and tiling to the walls, separate shower with tiling to three walls and mains flow shower system, hand basin with mixer tap and tiled splashback, cupboards and drawers below and low flush w.c., wood panelling to the lower parts of the walls with dado rail above, radiator and opaque double glazed window.

## Second Floor

## Attic Bedroom
18'2 x 12'4 approx (5.54m x 3.76m approx)
This large room could be used as a bedroom, office, man cave or something similar and has a double glazed window to the side and a Velux window to the sloping roof with views over the garden. This room is L shaped and there is excellent storage space at the front which can have alternative uses, radiator, feature hand rail leading up the stairs from the first floor landing to the attic room and recessed lighting to the ceiling.

## Outside
At the front of the property there is a brick edged tarmac driveway which runs down the right hand side of the property through double wrought iron gates to the garage which is positioned at the bottom of the garden, there is a large pebbled area which provides further off the road car standing and helps to keep maintenance to a minimum and there is natural screening to the three boundaries. To the immediate rear of the property there is a walled, slabbed patio and this leads onto a long lawned garden which has the drive running down the right hand side to the garage and next to the garage there is a raised seating area with the garden being kept private by having coniferous hedging to the left hand side and fencing to the right. There is an outside water supply and lighting provided.

## Garage
18'9" x 10'8" approx (5.72m x 3.27m approx)
The concrete sectional garage has a pitched roof and double doors to the front, power and lighting is provided within the garage with outside lighting on the front of the garage.

## Directions
Proceed out of Long Eaton along Derby Road turning right at the traffic island into Petersham Road. At the min island continue straight over onto Longmoor Road where the property can be found as identified by our for sale board.
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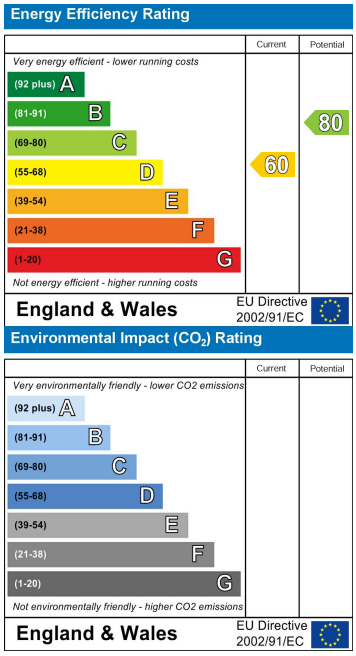


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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