Robert Ellis

look no further...

Tamworth Road,
Long Eaton, Nottingham
NG10 3LW

£295,000 Freehold

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THIS IS A TRADITIONAL DETACHED PROPERTY OFFERING THREE BEDROOM ACCOMMODATION WHICH IS WELL POSITIONED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA AND IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Standing well back from Tamworth Road with a lawned garden at the front, this individual detached property was built in the 1930's and offers spacious two reception room and three bedroom accommodation with gardens to the front and rear. The property is positioned on a corner plot and has parking at the side and there is off the road parking provided at the front of the house and to the rear where there are double gates from the side road leading onto a concrete base which could be used for a garage or other outbuilding. The property is well placed for easy access to the excellent local schools which are within walking distance of the house and to the shops found in the town centre which include Asda and Tesco superstores and other retail outlets.

The property has an attractive appearance to the front elevation having been constructed of a hand made brick to the front and has a pitched tiled roof with the accommodation deriving the benefit of gas central heating and double glazing. The property is ready to move into but it does provide a new owner with the opportunity to stamp their own mark on their next home which is something people will see when they view the house. The accommodation is entered through a stylish composite front door into a spacious hallway, off which there are doors leading to the lounge at the front and via the kitchen the dining/sitting room from which there are French double opening double glazed doors leading out to the rear garden. The kitchen is fitted with wall and base units and off the kitchen there is a walk-in pantry and a composite door leading out to the side of the house. To the first floor the landing leads to the three good size bedrooms and the bathroom which has shower panelling to the walls and a white suite complete with a shower over the bath. Outside there is a long garden at the front which has double gates providing access onto a drive at the front and there is a wide path running down the right hand side of the property through a wrought iron gate to the rear. At the rear there is a patio leading onto a lawned garden with the concrete base at the bottom of the garden which could have several different uses and there is an outside w.c. and an outside store provided which if the property was altered could be incorporated into the kitchen.

The property is within a few minutes walk of Brooklands and Dovedale infant and primary schools and The Long Eaton School is at the end of the road. As previously mentioned the property is within walking distance of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as restaurants, pubs and the well regarded Clifford Gym and Spa, there is a Sainsbury's convenience store on Tamworth Road, healthcare and sports facilities such as West Park Leisure Centre and adjoining playing fields which provide a lovely area for people to walk, again these are within walking distance of the property and the transport links include J25 of the M1, East Midlands Airport which can be reached by the Sky Link bus which takes people to Castle Donington and the airport, Long Eaton station is again only a few minutes walk away from the property with there being further stations at East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Stylish composite front door with an ornate glazed panel leading to:

Reception Hall
Feature circular stained glass leaded window to the front, stairs with hand rail and balustrade leading to the first floor,cornice to the wall and ceiling,radiator and fitted cupboard housing the electric meter and electric consumer unit.

Lounge/Sitting Room
13'9 plus bay x 12'5 approx (4.19m plus bay x 3.78m approx)
The lounge has a double glazed bay window to the front, radiator, cornice to the wall and ceiling, door with opaque glazed panel leading to the kitchen and there is also a concealed fireplace in the lounge which could be opened up if a buyer wanted a log burning stove or similar fire.

Dining/Sitting Room
13'10 x 12'5 approx (4.22m x 3.78m approx)
This second large reception room has double glazed double opening French doors with double glazed panels to either side and above leading out to the private rear garden, radiator, there is an open fireplace which could be used but this is currently covered by a feature housing.

Kitchen
11' x 7'9 approx (3.35m x 2.36m approx)
The kitchen is fitted with wood grain units with brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with mixer tap set in an L shaped work surface with cupboards below, space for an upright electric oven, second work surface with cupboards beneath, matching eye level wall cupboards, wall mounted boiler, tiling to the walls by the work surface areas, double glazed window to the side, recently fitted composite door with inset leaded glazed panels leading out to the side of the property and cornice to the wall and ceiling. There is a pantry off the kitchen which has a double glazed window to the side and shelving.

First Floor Landing
Double glazed window to the side, cornice to the wall and ceiling and the balustrade is continued from the stairs onto the landing.

Bedroom 1
12'5 x 12' approx (3.78m x 3.66m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bedroom 2
12'5 x 12'3 approx (3.78m x 3.73m approx)
Double glazed window to the side, double built-in wardrobe with cupboards over, built-in shelved storage cupboard and radiator.

Bedroom 3
9'9 x 9' approx (2.97m x 2.74m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom has shower panelling to all the walls and has a white suite including a panelled bath with hand rails and mixer tap, hand basin with mixer tap and double cupboard beneath, low flush w.c., opaque double glazed window, chrome heated ladder towel radiator, door leading into a built-in cupboard where there is a second access door to further storage space in the loft behind the second bedroom.

Outisde
At the front of the property there are double wooden gates leading to a driveway at the front of the house with there being further off the road car standing and space for a garage at the rear. There is a lawn with beds to the sides, wall and hedge to the front boundary and fencing to both side boundaries. To the side there is a wrought iron gate and matching panel leading through into the rear garden. At the rear of the property there is a patio with a path leading to the bottom of the garden and a lawn with beds to the sides, double gates leading from the road at the side to off the road car standing at the rear of the house which could provide a base for a garage or similar building and the garden is kept private by having fencing to the boundaries. There is lighting to the front and rear of the property.

Outside w.c.
Having a low flush w.c. and a cold water tap.

Brick Store
With light.

Directions
Proceed out of Long Eaton along Tamworth Road and continue for some distance where the property can be found after passing the canal bridge on the right hand side.
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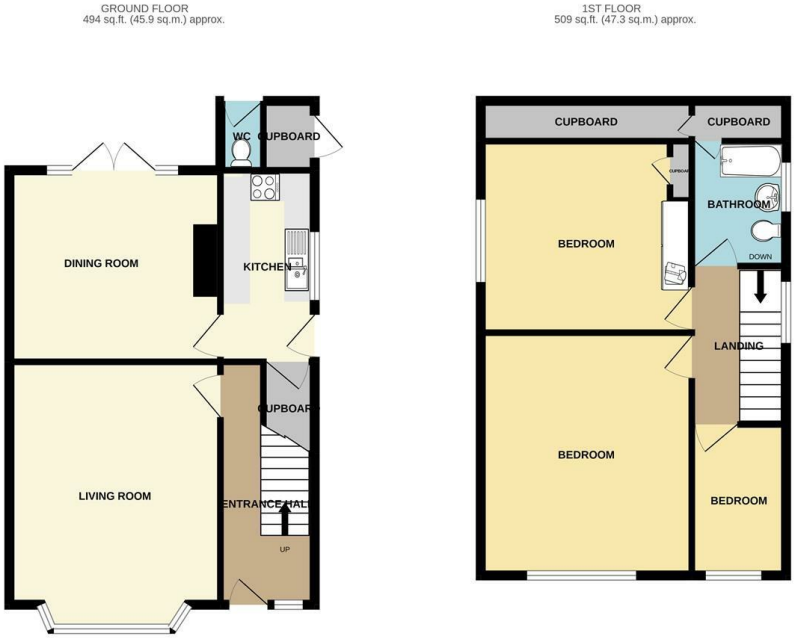

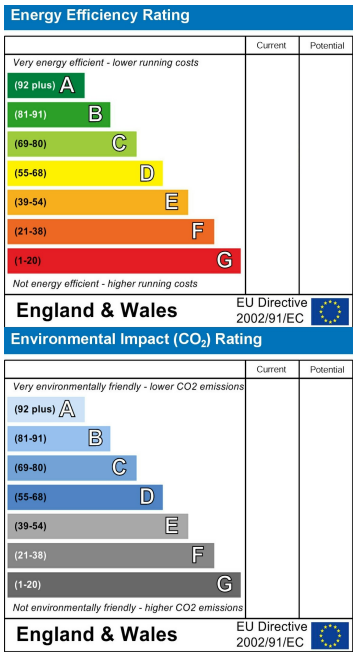

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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