



Bursar Way,  
Long Eaton, Nottingham  
NG10 4AT

**£229,950 Freehold**



THIS IS A THREE STOREY HOUSE PROVIDING FLEXIBLE THREE OR FOUR BEDROOM ACCOMMODATION WHICH WILL SUIT THE NEEDS OF A WHOLE RANGE OF BUYERS.

Being located on Bursar Way, this three storey property provides a versatile home which will suite a whole range of buyers, from people buying their first property through to families who are in search of three or four bedroom accommodation. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the extent of the accommodation and privacy of the Southerly facing garden at the rear for themselves. The property is also well placed for easy access to all the amenities and facilities provided by the local area and to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property was originally built by a local builder and has an attractive facia brick to the external elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a reception hallway which has Karndean flooring that extends across the whole of the ground floor living area, there is a well fitted breakfast kitchen at the front of the property and a separate dining/sitting room or possible bedroom at the rear which has a door leading out to the garden. There is also a ground floor w.c. and the stairs take you to the first floor where there is the main lounge/sitting room, a double bedroom and a separate w.c. off the landing. To the second floor there is a landing that leads to the main bedroom which is positioned at the front and this bedroom has an en-suite shower room, there is a further double bedroom at the rear of the property and the main bathroom which has a white three piece suite. Outside there is car standing at the front, the private Southerly facing garden to the rear which has a patio and lawn with fencing to the boundaries and there is a brick built garage, which is the middle garage within the block of three, near to the property.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are two convenience stores on College Street, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, excellent schools for all ages and the transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Composite front door with two inset opaque glazed panels leading to:

### Reception Hall

Kamdean flooring which extends across the whole of the ground floor living area, radiator and stairs to the first floor.

### Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with mixer tap and tiled splashback, radiator and Kamdean flooring.

### Breakfast Kitchen

11'8 x 8'6 approx (3.56m x 2.59m approx)

The kitchen is positioned to the front of the property and is fitted with a 1½ bowl sink and a five ring hob set in a work surface with cupboards, integrated dishwasher and washing machine, drawers and double oven below, integrated upright fridge/freezer, matching eye level wall cupboards with a hood over the cooking area, tiling to the walls by the work surface areas, L shaped work surface/breakfast bar, radiator, recessed lighting to the ceiling, double glazed window to the front and Kamdean flooring.

### Dining/Sitting Room

12'6 x 11' approx (3.81m x 3.35m approx)

Double glazed window to the rear and half opaque double glazed door leading out to the Southerly facing rear garden, radiator, built-in storage cupboard and Kamdean style flooring.

### First Floor Landing

Stairs leading from the first floor landing to the second floor, radiator and laminate flooring.

### Separate w.c.

Having a white low flush w.c. and pedestal wash hand basin with mixer tap and a tiled splashback and a radiator.

### Lounge/Sitting Room

15'8 x 12'6 approx (4.78m x 3.81m approx)

Two double glazed windows to the front, radiator, laminate flooring, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Bedroom 3

12'6 x 7'9 approx (3.81m x 2.36m approx)

This double bedroom has two double glazed windows to the rear, radiator and a double built-in wardrobe/storage cupboard.

### Second Floor Landing

The balustrade is continued from the stairs onto the landing, hatch to loft and doors to:

### Bedroom 1

12'6 x 9'8 approx (3.81m x 2.95m approx)

Double glazed window to the front and a radiator.

### En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a folding protective door, low flush w.c. and pedestal wash hand basin with tiled splashback, ladder heated towel radiator and recessed lighting to the ceiling.

### Bedroom 2

12'6 x 7'9 approx (3.81m x 2.36m approx)

The second bedroom on this floor has two opening roof windows with fitted blinds, radiator and laminate flooring.

### Bathroom

The main bathroom has a white suite including a shaped bath with mixer taps and hand held shower, low flush w.c. and pedestal wash hand basin with mixer tap, tiling to the walls by the bath, sink and w.c. areas, ladder heated towel radiator, X-pelair fan, mirror to one wall, recessed lighting to the ceiling and a glazed block panel to the wall between the bathroom and bedroom 1 to help provide natural light into the bathroom.

### Outside

At the front of the property there is off the road parking for two vehicles and there is a path leading down the left hand side of number 9 which leads to the rear garden of the property we are selling so external access is provided to the rear of the house.

At the rear of the property there is a slabbed patio with a path leading down to the bottom of the garden which provides access to the gate that takes you to the path leading out to the front. There is a lawned garden with established beds to two sides and the garden is kept private by having fencing to the boundaries.

### Garage

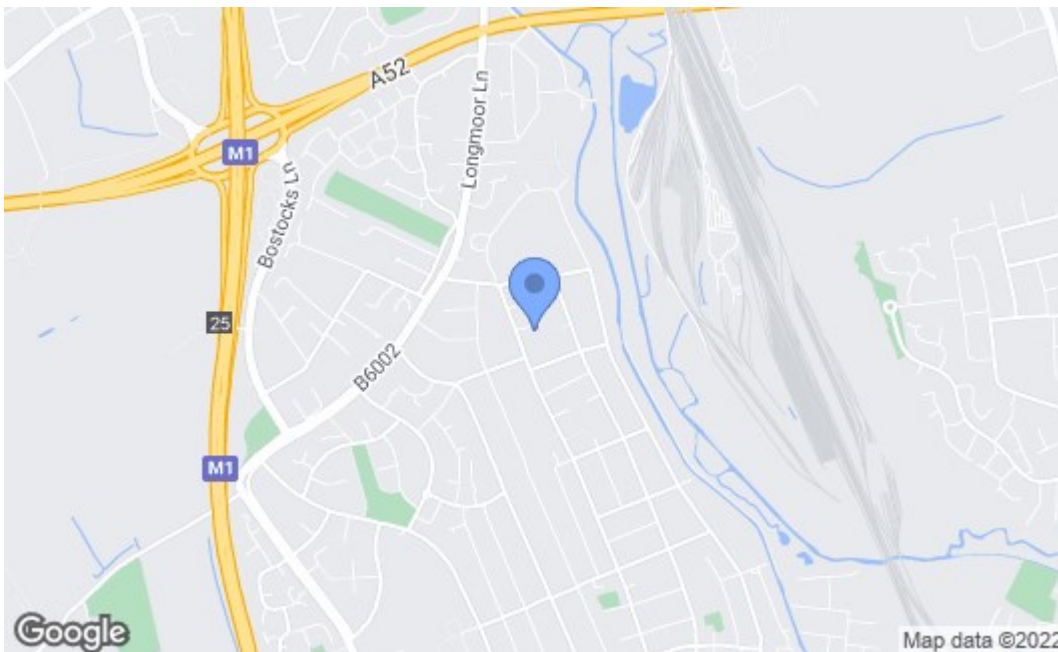
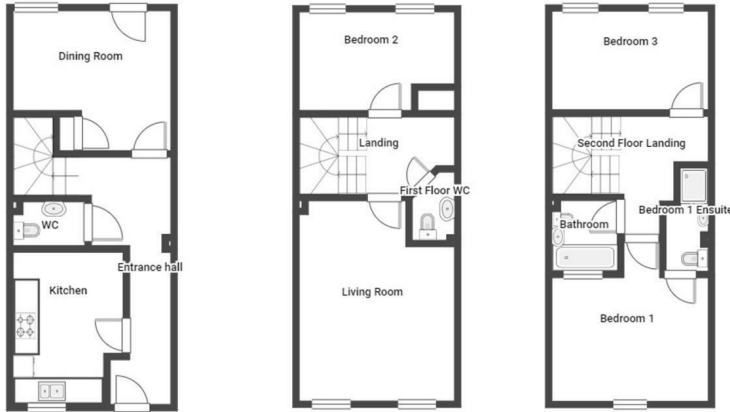
There is a brick garage positioned close to the property and has an up and over door to the front and it is the middle garage in the block of three at the head of the road.

### Directions

Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for some distance along whereby Bursar Way can be found as a turning on the right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(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	

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.