Robert Ellis

look no further. . .

Thorpe Leys,
Long Eaton, Nottingham
NG10 1EU

£295,000 Freehold

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A FULLY REFURBISHED AND IMMACULATE THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH STUNNING OPEN PLAN KITCHEN DINER, SITUATED IN A CUL-DE-SAC LOCATION ON THE SOUGHT AFTER FIELDS FARM ESTATE

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family, being situated close to local schools and Long Eaton train station. The property has been beautifully refurbished throughout to a very high standard having new internal doors, re-decorated and newly carpeted. The property has been opened up to the rear and offers a beautiful open plan dining/living kitchen with French doors onto the rear garden. The rear garden with decking and plants is a must view, perfect for al-fresco living! An internal viewing is a must to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprising of an entrance hall, lounge with a bay window to the front which as previously mentioned has been newly carpetted, door to the open plan living/dining kitchen with a breakfast island, built-in appliances and Range cooker. In this room, there is a multi-fuel burner which makes a fantastic features. There is a door to the utility, offering access to the integral garage. To the first floor there are three bedrooms and separate family showeroom. Outside to the front there is off road parking for several cars via a block-paved driveway and access around the property with a landscaped garden to the rear which has decked areas, shed and plenty of established shrubs and plants.

Being situated on the Fields Farm, in a quiet cul-de-sac, development this ideal family home is well placed for easy access to the Asda and Tesco superstores and all the other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station which is literally only a few minutes walking distance away, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hall
5'9 x 12'9 approx (1.75m x 3.89m approx)
The light and airy entrance hall has a UPVC double glazed front door with patterned windows either side, tiled floor, recessed LED spotlights, radiator, understairs storage, stairs to the first floor and new internal doors to:

Lounge
11'1 x 13'6 approx (3.38m x 4.11m approx)
UPVC double glazed bay window to the front, new carpet, radiator, recessed LED ceiling spotlights, TV point, fireplace with a hearth and shelf above.

Open Plan Kitchen Diner
17'5 x 18'6 approx (5.31m x 5.64m approx)
UPVC French doors opening to the rear garden, UPVC double glazed windows to the rear, tiled floor, recessed LED ceiling spotlights, two radiators, contemporary wood burner and hanging light above the breakfast bar, white Shaker style wall, base and drawer units with a breakfasts bar area having inset lighting and undercounter lighting, black laminate work surfaces with white brick style tiled splashbacks, inset stainless steel sink and drainer with extendable tap, dual fuel fan 7 burner assisted cooker and large Rangemaster extractor above, built-in dishwasher.

Utility Room
7'3 x 11'2 approx (2.21m x 3.40m approx)
Wooden double glazed window to the rear, tiled floor, recessed LED ceiling spotlights, coving, wall and base unit with black work surfaces and space for a washing machine and tumble dryer, radiator, space and plumbing for a free standing water dispensing fridge freezer, under counter lighting and door to the garage.

First Floor Landing
7'1 x 5'4 approx (2.16m x 1.63m approx)
UPVC double glazed window to the side, new carpet, new wooden balustrade, recessed LED ceiling spotlights, loft access hatch and doors to:

Bedroom 1
10'7 x 11'7 approx (3.23m x 3.53m approx)
UPVC double glazed window to the front, new carpet, radiator and ceiling light.

Bedroom 2
9'7 x 9'9 approx (2.92m x 2.97m approx)
UPVC double glazed window to the rear, new carpet, radiator and ceiling light.

Bedroom 3
9'2 x 7'4 approx (2.79m x 2.24m approx)
UPVC double glazed window to the rear, new carpet, radiator and ceiling light.

Shower Room
8'1 x 8'6 approx (2.46m x 2.59m approx)
Two obscure UPVC double glazed windows to the front, tiled floor, tiled walls, low flush w.c., wash hand basin with mixer tap and vanity cupboard under, large walk-in shower with rainwater shower head and hand held shower, glazed protective screen, recessed LED ceiling spotlights, chrome towel radiator and a large cupboard housing the boiler.

Outisde
To the front there is a large block paved driveway providing off road parking for several vehicles.

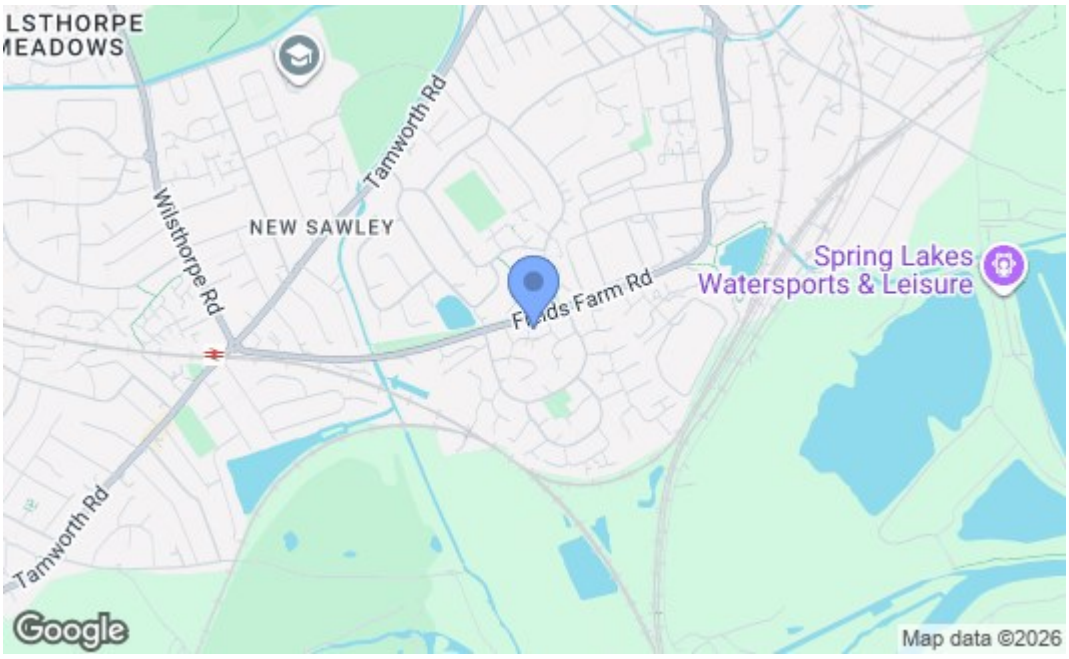
To the rear there is a large decked area wrapping around the back of the property with built-in planters, path with pebbles leading to the rear decked area having plant and shrub borders and a garden shed. Fruit bushes and established flowers, the garden is fully enclosed with fencing to the boundaries.

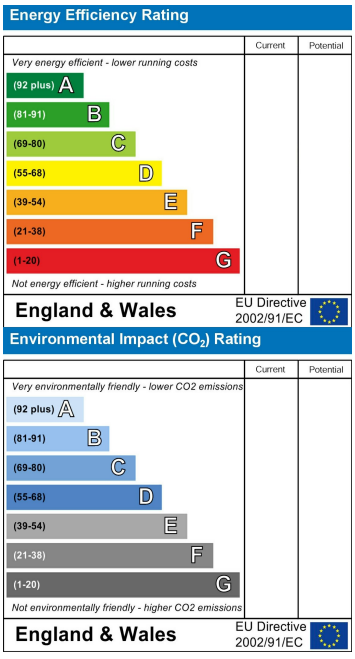
Garage
7'8 x 10'6 approx (2.34m x 3.20m approx)
Up and over door to the front, power and light.

Directions
From the centre of Long Eaton head out along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the new estate take the second turning on the left onto Bosworth Way, first left onto Fosbrooke Drive and left again into Thorpe Leys.
9253MP

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 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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