Robert Ellis

*look no further...*

Lathkilldale Crescent,
Long Eaton, Nottingham
NG10 3PE

**Price Guide £300-325,000**
**Freehold**

0115 946 1818

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This extended semi-detached house offers a unique blend of comfort and accessibility, making it an ideal home for families or those seeking a space adapted for disabled living.

Boasting four bedrooms, this property provides ample room for relaxation and privacy. The four reception rooms are versatile, allowing for various uses such as a family lounge, dining area, or even a home office, catering to the diverse needs of modern living.

One of the standout features of this home is the through floor lift, complemented by a track and hoist, which enhances accessibility throughout the property. This thoughtful adaptation ensures that all areas of the home can be enjoyed with ease, making it particularly suitable for those with mobility challenges. The adaptations were completed by Derby County Council in 2019 and are not permanent fixtures and can be removed if not required, details to be confirmed.

Located on the very popular Dales Estate, the property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities and excellent transport links which include Long Eaton station which is only a few minutes walk from the property, junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite entrance door with decorative obscure light panel within, UPVC fixed pane window to the side, storage cupboard with shelves, LVT flooring, radiator, stairs to the first floor.

Sitting Room
6'5" x 17'9" approx (1.97m x 5.43m approx)
UPVC double glazed window to the front, continuation of the LVT flooring, radiator, sliding door to the hall, lift to the first floor providing access to bedroom 2.

Living Area
11'11" x 13'6" approx (3.65m x 4.13m approx)
UPVC double glazed window to the front, engineered oak wooden flooring, decorative cladded fireplace, storage cupboard under the stairs, radiator, cupboard housing the consumer unit, archway through to:

Dining Area
7'11" x 10'4" approx (2.42m x 3.16m approx)
Glazed doors opening up into the garden room, continuation of the engineered oak flooring, radiator, access to the kitchen.

Play Room
9'1" x 10'8" approx (2.77m x 3.27m approx)
UPVC double glazed French doors to the rear, continuation of the engineered oak flooring, radiator.

Breakfast Kitchen
10'4" x 14'7" approx (3.15m x 4.46m approx)
Wall, base and drawer units with wood effect laminate work surface, tiled splashback, stainless steel sink and drainer, floor mounted central heating boiler, single Neff combination oven, single electric oven, four ring induction hob with stainless steel extractor over, space for an American style fridge freezer, breakfast bar area, UPVC double glazed window to the rear, ceiling spotlights, integrated AEG dishwasher, vinyl tiled floor, anthracite radiator.

Rear Lobby
Continuation of the vinyl flooring, UPVC panel and double glazed door to the rear, door to:

Utility/Cloaks/w.c.
5'1" x 5'3" approx (1.57m x 1.61m approx)
Obscure UPVC double glazed window to the rear, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with chrome mixer tap, half wood panelled walls, continuation of the vinyl flooring, radiator.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
8'5" x 13'5" approx (2.57m x 4.1m approx)
UPVC double glazed window to the front, radiator, storage area with rails and shelving.

Bedroom 2 with En-Suite Bathroom
6'6" x 24'3" approx (1.99m x 7.4m approx)
UPVC double glazed window and obscure UPVC double glazed window to the rear, exposed floorboards, radiator. Lift access with a hoist and rail system continuing into the en-suite bathroom, door to the bathroom having a three piece suite comprising of a low flush w.c., wall mounted wash hand basin, Jacuzzi style bath with shower over, vinyl flooring, tiled splashback, extractor fan, radiator.

Bedroom 3
9'1" x 8'11" approx (2.78m x 2.73m approx)
UPVC double glazed window to the rear, radiator, fitted wardrobes with shelving and hanging, storage cupboard with shelves.

Bedroom 4
6'9" x 10'2" approx (2.06m x 3.1m approx)
UPVC double glazed window to the front, radiator, storage cupboard with a rail and shelving.

Shower Room
6'9" x 6'3" approx (2.07m x 1.92m approx)
Obscure UPVC double glazed window to the rear, two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, walk-in shower area with glass screen, mains fed shower having a rainwater shower head and hand held shower, tiled splashback, tiled floor, half wood panelled walls, extractor fan, cast iron radiator with towel rail.

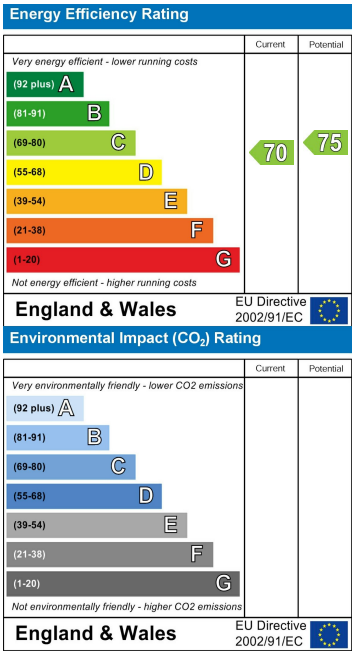
Outside
There is concrete hard standing and block paved area providing off road parking for multiple vehicles, concrete ramp providing access to the front door, external light and cold water tap.

The rear garden is south facing and has a composite decked seating area, paved seating area, artificial lawn with decorative chippings, power, light, wooden fence to the boundary.

Directions
Proceed out of Long Eaton along Derby Road, turning left at the traffic lights onto Wilsthorpe Road. Proceed over the first mini traffic island, at the next traffic island take the right hand turning into Dovedale Avenue. Follow the road round taking the right hand turning into Ribblesdale Road and left into Lathkilldale Crescent where the property is located on the right hand side as identified by our for sale board.
9349MH

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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




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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