Robert Ellis

look no further...

Pentland Gardens,
Long Eaton, Nottingham
NG10 4FX

£285,000 Freehold

0115 946 1818

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A WELL PRESENTED SPACIOUS FAMILY HOME THAT IS LOCATED AT THE END OF A CUL-DE-SAC IN LONG EATON.

Robert Ellis are delighted to market this delightful property that would appeal to families looking for space and convenience. The composite door opens into the inner hallway with stairs rising to the first floor and door access to the living area. The living area is a good size and is open to the dining kitchen and would be a focal point to this lovely home. There is a conservatory off the living area with French doors leading to the rear garden. The dual aspect kitchen diner is light and airy and provides suitable space for for storage and appliances. There is a utility room with door access to the rear garden.

The first floor landing leads to all three bedrooms and the family bathroom. The rear garden is fully enclosed and is generous in size and offers excellent privacy. To the front there is a driveway providing off road parking and access to the single garage and gate access to the rear.

The property is well placed for easy access to the amenities and facilities provided by Long Eaton town centre where there are Tesco, Aldi, Lidl and Asda stores, there is a Co-op convenience store within easy reach, schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite entrance door with obscure double glazed light panel within and matching light panels either side, stairs leading to the first floor, radiator, grey wood effect laminate flooring.

Living Room
13'1" x 14'5" approx (3.99m x 4.4m approx)
Coving, radiator, open to the kitchen/dining area, understairs storage cupboard and UPVC double glazed French doors to:

Conservatory
12'5" x 9'10" approx (3.81m x 3m approx)
Brick course with UPVC double glazed windows and UPVC double glazed French doors to the rear, polycarbonate roof, power and light.

Kitchen Diner
17'6" x 11'0" approx (5.35m x 3.36m approx)
UPVC double glazed windows to the front and rear, high gloss wall, base and drawer units with wood effect laminate work surface over with matching upstand, 1½ bowl sink and drainer with chrome mixer tap, integrated Bosch single electric oven with gas hob over and extractor above, stainless steel splashback space for an American style fridge freezer, integrated dishwasher, ceiling spotlights, wood effect high gloss laminate flooring, breakfast bar, vertical radiator and door to:

Utility
7'11" x 6'8" approx (2.43m x 2.04m approx)
UPVC double glazed window to the front, UPVC panel and double glazed door to the rear, grey laminate flooring, plumbing and space for a washing machine, wood effect laminate work surface over.

First Floor Landing
UPVC double glazed window to the front, storage cupboard with shelves and doors to:

Bedroom 1
9'6" x 11'8" approx (2.9m x 3.57m approx)
UPVC double glazed window to the rear, radiator, loft access hatch.

Bedroom 2
9'6" x 10'2" approx (2.9m x 3.12m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
7'10" x 8'9" approx (2.41m x 2.67m approx)
UPVC double glazed window to the front, radiator.

Bathroom
5'9" x 7'9" approx (1.76m x 2.38m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a bath with mains fed Mira shower over, folding shower screen and tiled splashback, vanity wash hand basin with chrome mixer tap and tiled splashback, low flush w.c., heated towel rail.

Outside
To the front of the property there is a Presscrete style driveway providing off road parking and giving access to the garage, lawned garden and path leading to the front door, external lighting and a wooden gate to the rear.

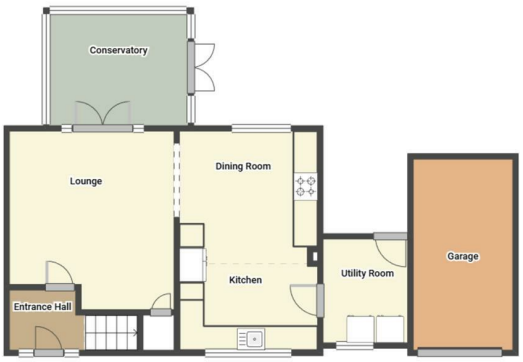
To the rear there is a decked seating area, lawned garden, paved patio, timber storage shed, wooden fence to the boundaries, lighting and an outside tap.

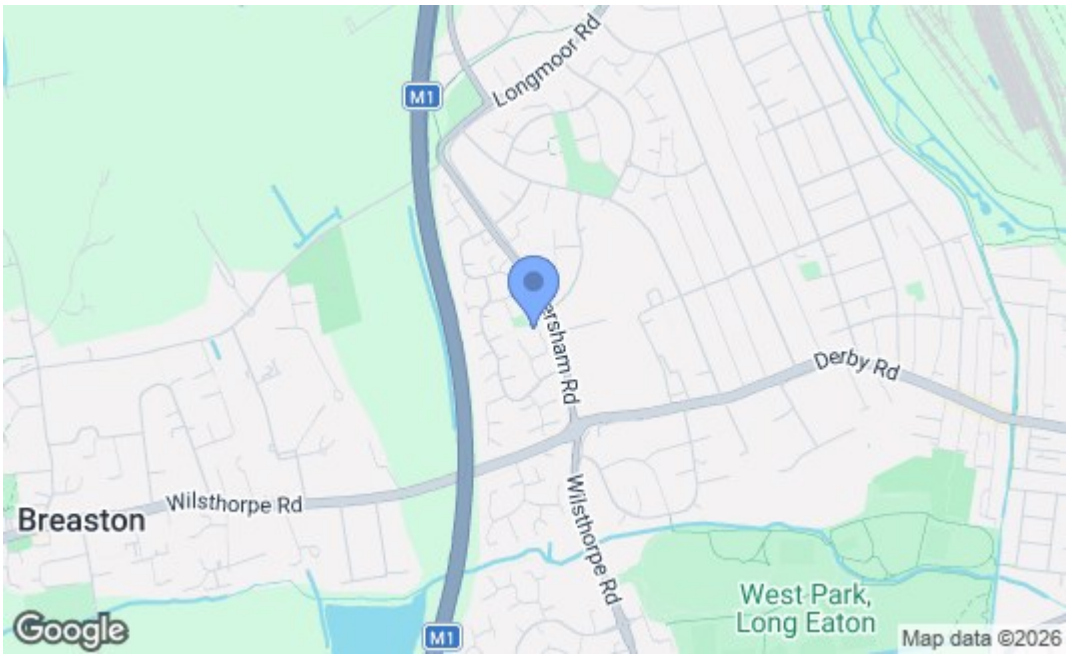
Garage
8'7" x 16'6" approx (2.62m x 5.03m approx)
Single up and over door, power and light and housing the electric consumer unit.

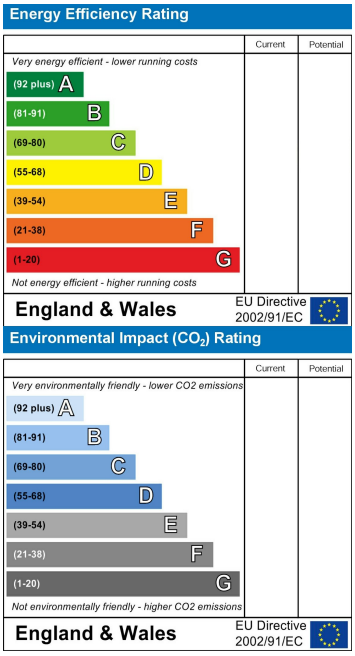
Directions
Proceed out of Long Eaton along Derby Road, turning right at the Wilsthorpe traffics island into Petersham Road, take the first left into Cheviot Road and a first right hand turning into Pentland Gardens where the property can be found towards the head of the cul-de-sac clearly identified with our for sale board.
9066MH

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 1mbps
Phone Signal – EE, Vodafone, 02, Three
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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