



Naseby Drive,  
Long Eaton, Nottingham  
NG10 1PG

**£215,000 Freehold**



A SUPERB AND IMMACULATE TWO-DOUBLE BEDROOM SEMI DETAILED HOUSE ON SOUGHT AFTER FIELDS FARM ESTATE BEING SOLD WITH NO UPWARD CHAIN!

An immaculate and beautifully presented two bedroom semi-detached home located on the popular Fields Farm estate, offered to the market with the benefit of no upward chain. The property features front and rear gardens along with a driveway providing off-road parking. Internally, the accommodation includes a modern and spacious fully fitted kitchen, a useful downstairs WC, and well-proportioned living space throughout. To the first floor are two generous bedrooms and a contemporary bathroom. The property further benefits from gas central heating and double glazing, and has been maintained to a high standard throughout, making it an ideal purchase for first time buyers or those seeking a ready-to-move-into home.

This semi-detached home is constructed of brick beneath a pitched tiled roof and is situated on the popular Fields Farm estate. The accommodation is entered via a front door into the entrance hall, which provides access to a downstairs WC and a fully fitted contemporary white kitchen diner with integral appliances. There is also a spacious lounge, enjoying French doors that open directly onto the rear garden. To the first floor, the landing leads to two double bedrooms and a family bathroom. Externally, to the front of the property there is a low-maintenance garden and a driveway providing off-road parking for two vehicles, with gated access to the enclosed rear garden. The rear garden is laid to lawn and includes a patio area and garden shed, offering an ideal outdoor space.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are walks to the picturesque Trent Lock and along the banks of the River Trent and the excellent transport links including junctions 24 & 25 of the M1, 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 cities.



## Entrance Hall

2'6 x 7' approx (0.76m x 2.13m approx)

UPVC double glazed door to the front with inset obscure glazed panel, ceiling light, laminate flooring, doors into the lounge/diner, ground floor w.c. and kitchen diner.

## Cloaks/w.c.

2'6 x 4'9 approx (0.76m x 1.45m approx)

Low flush w.c., wall mounted sink, tiled splashback, tiled floor, ceiling light and extractor fan.

## Lounge/Diner

11'9 x 16' approx (3.58m x 4.88m approx)

UPVC double glazed French doors to the rear, wooden laminate flooring, two wall lights and a ceiling light, double radiator, TV and telephone points, understairs storage and stairs to the first floor.

## Kitchen Diner

11'9 x 7'8 approx (3.58m x 2.34m approx)

Two UPVC double glazed windows to the front, ceiling light, tiled floor, double radiator. White gloss wall, drawer and base units with black laminate roll edged work surface over, white gloss brick style tiled splashbacks, inset 1½ bowl stainless steel sink with a mixer tap, integral oven, four ring electric hob with extractor above, space for an under counter fridge and washing machine, wall mounted boiler and fuse box.

## First Floor Landing

6'2 x 6'2 approx (1.88m x 1.88m approx)

Carpeted flooring, ceiling light, loft access hatch and doors to:

## Bedroom 1

11'9 x 11'2 approx (3.58m x 3.40m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, ceiling light, telephone and TV points and storage cupboard.

## Bedroom 2

11'9 x 9' approx (3.58m x 2.74m approx)

Two UPVC double glazed windows to the front, carpeted flooring, double radiator, ceiling light and TV point.

## Bathroom

5'8 x 5'5 approx (1.73m x 1.65m approx)

Obscure UPVC double glazed window to the side, tiled floor, ceiling light, extractor fan, low flush w.c., pedestal wash hand basin with mixer tap, panelled bath with mains fed shower above and double radiator.

## Outside

The rear garden is fully enclosed with a gate to the right hand side from the driveway, enclosed with fencing, patio area, established shrubs, plants and trees to the boundaries and a garden shed for storage.

## Directions

Proceed out of Long Eaton along Main Street and continue straight over at the traffic island with the Tappers Harker Pub into Fields Farm Road. Proceed for some distance taking the left turning into Bosworth Way and continue along Bosworth Way, past the play area on the left hand side taking the left turning into Naseby Drive.

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## Agents Notes

There are AI photos on this property.

## 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 7mbps Superfast 76mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

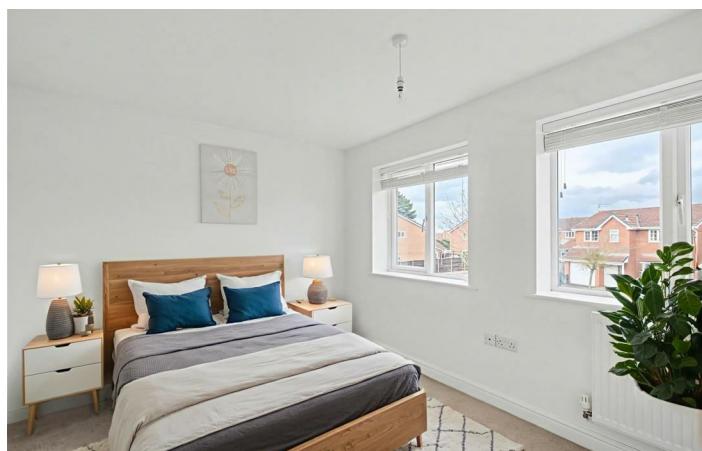
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

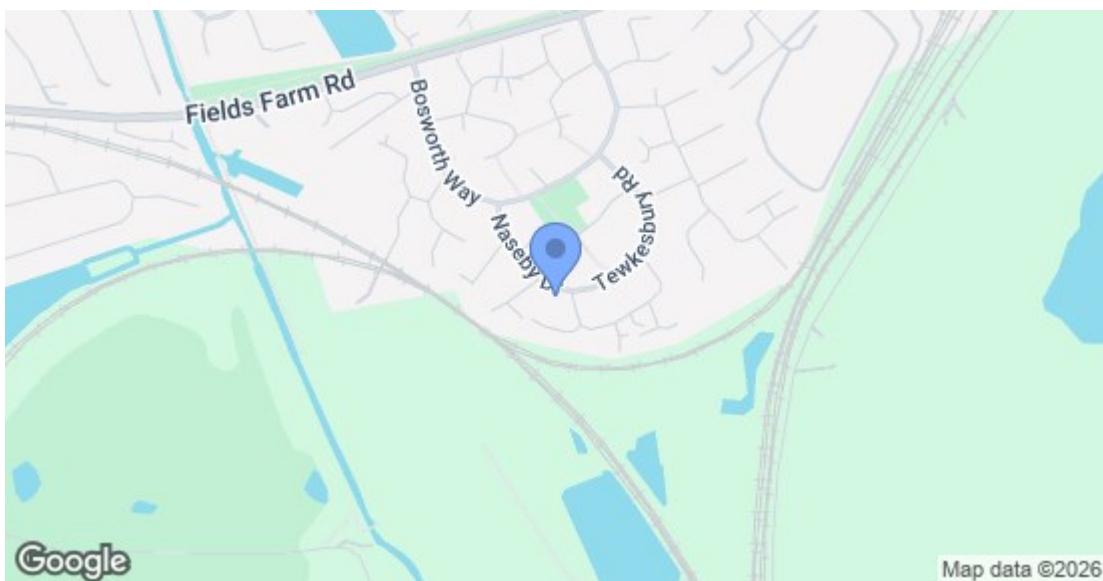
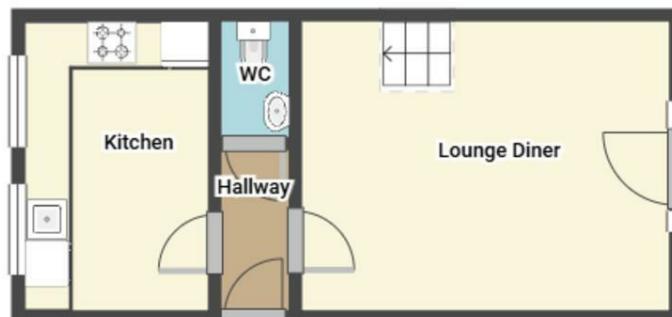
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	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.