Robert Ellis

look no further...

Bakewell Road,

Long Eaton, Nottingham

NG10 1NX

£250,000 Freehold

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AN IMMACULATE AND WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BEING FOUND ON THE POPULAR FIELDS FARM DEVELOPMENT.

Robert Ellis are delighted to bring to the market a property that is ready to move into as it has been well maintained by the current owners. There is spacious accommodation throughout and a lovely open plan dining kitchen with French doors onto the rear garden. The property will appeal to a whole range of buyers, from a first time buyer, growing family or someone looking to downsize from a larger property and is ideally situated within walking distance of local junior and primary schools as well as the amenities and facilities that Long Eaton has to offer. An internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating with the boiler being 2 years old and double glazing and in brief comprises of an entrance hall, lounge and dining kitchen leading out to the rear garden. To the first floor there are three good size bedrooms and a family bathroom. Outside the property benefits from a Presscrete driveway offering parking for at least two cars and the driveway leads down the side of the property to the rear garden. There is a patio area to the immediate rear of the property leading onto a lawn and an additional patio area at the bottom housing a hot tub and the garden also benefits from a 21' garage which has power, light and plumbing for water.

Found on the popular Fields Farm development, the property is close to the amenities and facilities provided by Long Eaton town centre and the surrounding area which include the Asda and Tesco superstores long with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton train station and the A52 to Nottingham and Derby.

Entrance Hall
Tiled floor, radiator, stairs to the first floor, composite front entrance door and door to:

Lounge
12'11 x 10'4 approx (3.94m x 3.15m approx)
UPVC double glazed window to the front, radiator, TV point, coving to ceiling, understairs storage and open to:

Dining Area
10'5 x 8'1 approx (3.18m x 2.46m approx)
Coving to ceiling, radiator, French doors to the rear garden and open to:

Kitchen
10'5 x 6'10 approx (3.18m x 2.08m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer unit with mixer tap over, tiled walls and splashbacks, spotlights, UPVC double glazed window to the rear, space for a Range cooker, space for dishwasher, appliance space and tiled floor.

First Floor Landing
UPVC double glazed window to the side, access to the loft with a pull down ladder which has a light and is fully boarded and doors to:

Bedroom 1
9'8 x 9'2 plus wardrobes approx (2.95m x 2.79m plus wardrobes approx)
Built-in wardrobes, radiator, spotlights, UPVC double glazed window to the rear.

Bedroom 2
12' x 9'1 approx (3.66m x 2.77m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
9' x 6'8 approx (2.74m x 2.03m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard housing the gas central heating boiler.

Bathroom
A white three piece suite comprising of a P shaped bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, spotlights, chrome heated towel rail and UPVC double glazed window to the rear.

Outside
To the front of the property there is a Presscrete driveway offering parking for at least two cars which leads down the side elevation. There is a secure gate leading to the private garden where there is a patio, lawn with gravelled borders and additional patio area at the bottom of the garden that has a hot tub. There is a garden shed and a detached garage.

Garage
21'5 x 9'8 approx (6.53m x 2.95m approx)
Up and over door, light and power, plumbing for water and side courtesy door.

Directions
Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and into Fields Farm Road. Take the turning on the left into Bosworth Way and Bakewell Road can be found as a turning on the right with the property on the right.
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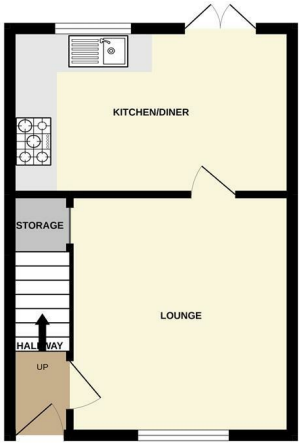
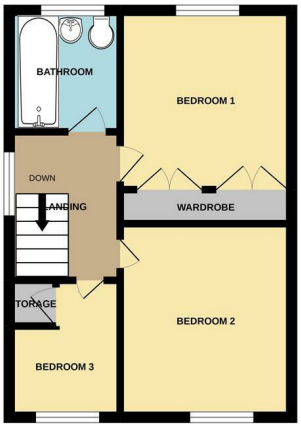
GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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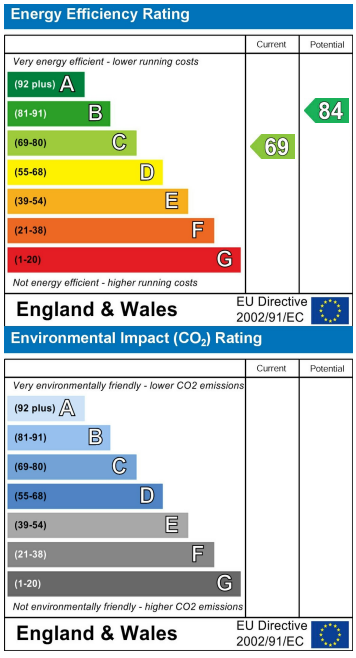

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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