Robert Ellis

look no further...

Doncaster Grove,
Long Eaton, Nottingham
NG10 2BA

O/O £180,000 Freehold

A THREE BEDROOM END PROPERTY OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom semi detached property found in a popular residential location with easy access to the town centre and all the town has to offer. The property will appeal to investor or first time buyers and enjoys a generous amount of space throughout.

The property benefits is constructed of brick to the exteranl elevation all under a pitched tiled roof and derives the benefits from modern conveniences such as gas central heating and double glazing and off street parking from the driveway. The spacious accommodation includes an entrance hall, lounge and kitchen diner to the rear overlooking the rear garden. To the first floor there are three bedrooms and shower room. Outside there is a private and enclosed low maintenance rear garden with lawn and patio area, shed and outside w.c. There is off street parking to the front.

The property is literally within a few minutes walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, schools for all ages, health care and sports facilities, walks in the nearby park area and excellent public transport links including J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads which provide good access to both Nottingham and Derby.

Entrance Hall
7' x 3' approx (2.13m x 0.91m approx)
Composite front entrance door, stairs to the first floor and doors to:

Lounge
11'2 x 11'2 approx (3.40m x 3.40m approx)
UPVC double glazed window to the front, radiator, feature electric fireplace with surround.

Kitchen Diner
12'2 x 11'4 approx (3.71m x 3.45m approx)
With access to a storage cupboard and comprising of wall and base units with work surface over, gas hob, electric oven and extractor hood over, 1½ bowl sink and drainer, dishwasher, UPVC door and window to the rear, inset spotlights, integrated fridge freezer, laminate flooring and space for free standing washing machine.

First Floor Landing
With doors to:

Bedroom 1
11'2 x 8'9 approx (3.40m x 2.67m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
12'2 x 8' approx (3.71m x 2.44m approx)
UPVC double glazed window to the rear overlooking the garden and radiator.

Bedroom 3
9'2 x 5'10 approx (2.79m x 1.78m approx)
UPVC double glazed window to the rear overlooking the garden, radiator and access to a storage cupboard.

Shower Room
6'11 x 5'1 approx (2.11m x 1.55m approx)
Comprising of a shower enclosure, wash hand basin and low flush w.c., obscure UPVC double glazed window to the front, chrome towel radiator, tiled floors and walls.

Outside
The property has great stance and curb appeal, there is off the road parking and path leading to the front door. The rear garden comprises of a lawn, delightful patio area, garden shed with gravelled area to the rear boundary and a planted border.

Outside w.c.
5'4 x 2'6 approx (1.63m x 0.76m approx)
Low flush w.c..

Directions
Proceed out of Long Eaton along Nottingham Road and take the first turning on the left hand side onto Norfolk Road, and at the top turn right onto Doncaster Grove where the property is situated on the right hand side.
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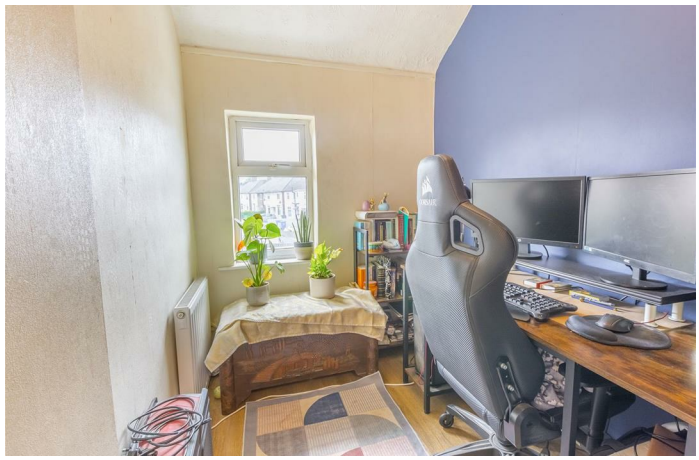

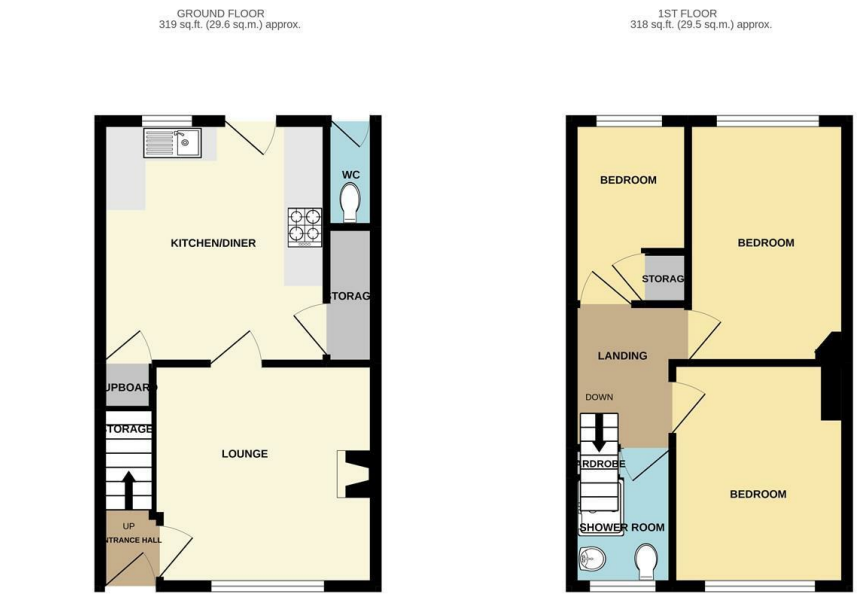

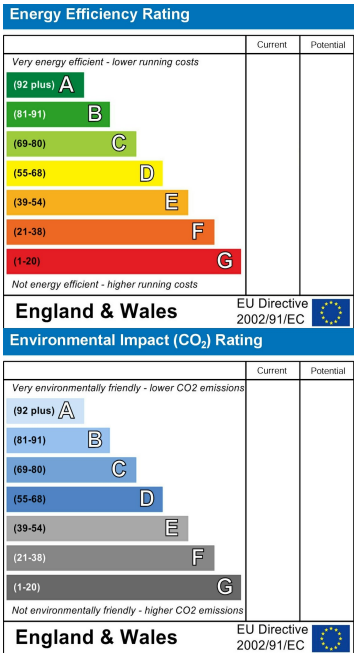

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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