

Robert Ellis

look no further...



Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

£190,000 Freehold

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A TWO DOUBLE BEDROOM SEMI DETACHED HOME ON A CONTINUALLY POPULAR ESTATE.

Being found on the popular Fields Farm development and offered to the market with the benefit of no upward chain, this two bedroom modern semi detached home benefits from gas central heating, recently fitted double glazing and a security alarm system (currently not in operation).

With a fitted kitchen, the internal accommodation briefly comprises of an entrance lobby with door to the spacious lounge having space for a dining table, feature fireplace and stairs to first floor. There is a kitchen to the rear with ample wall and base units, appliance space and built-in hob, oven and extractor. To the first floor there are two double bedrooms and a family bathroom with three piece suite and deep overstairs storage cupboard. Outside there is off road parking to the front with a shared driveway to the side leading to the rear garden which is laid to lawn with a paved patio area, timber garden shed and enclosed timber fencing.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Lobby

Composite front door with inset opaque double glazed panel, obscure glazed window to the front elevation and internal door to:

Lounge

17'8 x 13'11 approx (5.38m x 3.99m approx)

Double glazed window to the front, timber fire surround with inset coal effect fire and hearth, TV point, carpeted flooring, obscure double glazed window to the side, stairs to the first floor, radiator and internal door to:

Kitchen

12'2 x 8' approx (3.71m x 2.44m approx)

The kitchen has ceramic tiled flooring, complimentary tiling to walls, UPVC door to the rear garden, double glazed window to the rear, wall mounted Glow Worm boiler, circular stainless steel inset sink with matching drainer and mixer tap. Inset four ring Halogen hob with Neff oven/grill below and Neff chimney style extractor over. Selection of base and wall units providing ample drawer and cupboard space with granite effect work surface over, appliance space and a radiator.

First Floor Landing

With loft access and internal doors to:

Bedroom 1

12'2 x 8'11 approx (3.71m x 2.72m approx)

Radiator, carpeted flooring and three double glazed windows to the front elevation.

Bedroom 2

12'3 x 8'4 approx (3.73m x 2.54m approx)

Double glazed window to the rear, carpeted flooring and a radiator.

Bathroom

With a radiator, obscure double glazed window to the side, complimentary tiling to the walls, wall mounted extractor and white three piece suite incorporating pedestal wash hand basin, panelled bath with electric shower over and low flush w.c., deep overstairs storage cupboard incorporating cylinder.

Outside

The property is set back from the road via a small lawned frontage with paved off road parking and adjacent shared driveway to the rear. The garden to the rear has the fencing recently replaced, there is a paved patio, lawned area and timber garden shed.

Directions

Proceed out of Long Eaton along Waverley Street and continue over the island at the Tappers Harker pub into Fields Farm Road. Take the first Bosworth Way turning on the left and second left into Hoselett Field Road. The property may be located just prior to Wittering Close, clearly identified by our for sale board.

7113AMEC

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

Broadband Speed - Standard 9mbps Superfast 75mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – Low, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

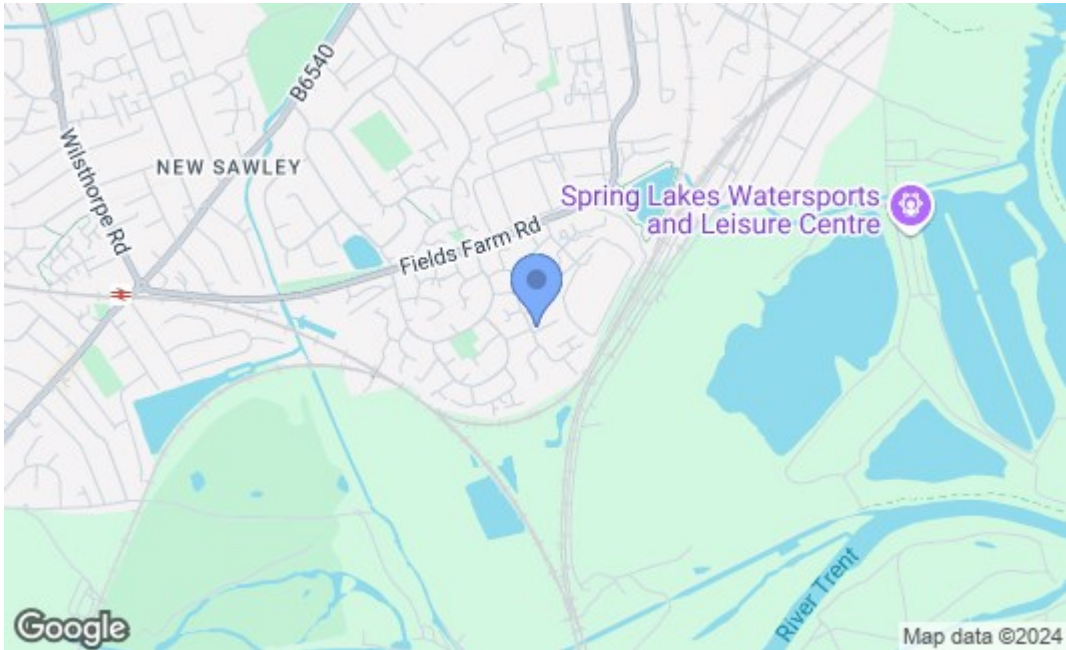
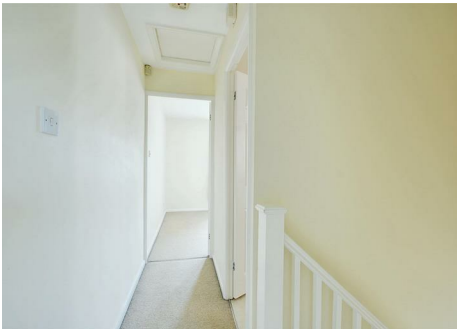




31 HOSELETT FIELD ROAD, LONG EATON

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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