



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 4AA

**£370,000 Freehold**



A TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED HOUSE POSITIONED ON A LARGE PLOT PROVIDING THE OPPORTUNITY TO CREATE A DREAM HOME WITH MATURE GARDENS TO THE REAR.

Being located on the service road which runs alongside Wilsthorpe Road, this traditional three bedroom detached house provides the potential for a new owner to stamp their own mark on their next home. For the size of the accommodation and the privacy of the large rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation while new owners decide what they would like to do to the property so it matches their preferred requirements.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having gas central heating with a relatively new boiler having been installed and double glazing. The house is entered through an open porch into the reception hall which has a door leading to the through lounge which was originally two rooms and could be divided back into two rooms if this was preferred, the kitchen has wall and base units, there is a rear hall, ground floor w.c. and an additional room which could be an office/study or further bedroom if this was required. To the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a light coloured suite and a shower over the bath. Outside there is a fully enclosed car port/garage to the right hand side of the house, a block paved drive and garden at the front and a large private rear garden which has a patio leading onto a lawned garden which has mature and well planted beds to the sides and is kept private by having natural screening and fencing to the boundaries.

The property is positioned in an ideal location which offers easy access to the excellent local schools provided by Long Eaton, the town centre is only a short drive away where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre which is a few minutes walk away from the house and West Park is entered through a gate next to the house and this provides a lovely place to walk and the excellent transport links include J25 of the M1 which again is only a few minutes drive away, 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 towns and cities.



### Porch

Open porch with an arched entrance, tiled flooring and outside light leading through a UPVC front door with inset opaque glazed panel and matching opaque glazed side panel to:

### Reception Hall

Double cloaks cupboard with cupboards over and opaque double glazed window to the front, stairs with cupboard under which has shelving and houses the electricity meter and fuse box/consumer unit, radiator and cornice to the wall and ceiling.

### Lounge

25'8 plus bay x 11'10 to 10'4 approx (7.82m plus bay x 3.61m to 3.15m approx)

The through lounge was originally two rooms and could be divided back into two rooms if preferred by a new owner. There is a double glazed bay window to the front and patio doors leading out to the rear garden, two radiators, wooden fire surround, cornice to the wall and ceiling and a double glazed door leading into the car port at the side of the house.

### Kitchen

10'2 x 8' approx (3.10m x 2.44m approx)

The kitchen is fully tiled and has a stainless steel sink with a mixer tap set in a work surface with drawers, cupboards and spaces for an automatic washing machine and fridge/freezer below, space for an upright oven with an extractor hood over, range of eye level wall cupboards, double glazed window overlooking the garden at the rear, Ideal wall mounted boiler, sliding glazed door to the hall and double serving hatch into the dining area within the through lounge.

### Rear Hall

The rear hall is fitted with a range of fitted storage cupboards to one wall, radiator and full height double glazed door leading out to the rear garden.

### Ground Floor w.c.

Having a white low flush w.c., hand basin, radiator and opaque double glazed window.

### Office/Study or Bedroom

12'10 max x 7'3 approx (3.91m max x 2.21m approx)

Double glazed window to the front, three wall lights, cornice to the wall and ceiling, radiator and two display arched recesses.

### First Floor Landing

The balustrade continues onto the landing, opaque double glazed window to the side, cornice to the wall and ceiling and panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

13' into bay x 12' approx (3.96m into bay x 3.66m approx)

Double glazed bay window to the front, two double built-in wardrobes with sliding doors providing hanging space and having cupboards over, radiator and cornice to the wall and ceiling.

### Bedroom 2

13'7 x 12'2 approx (4.14m x 3.71m approx)

Double glazed window overlooking the large garden and West Park to the rear, range of built-in wardrobes providing hanging space and shelving with cupboards over, wall mounted hand basin with a splashback incorporating a mirror fronted cabinet, shelf and toothbrush holder, cornice to the wall and ceiling and a radiator.

### Bedroom 3

8' x 6'10 approx (2.44m x 2.08m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and a hatch to the loft.

### Bathroom

The bathroom is fully tiled and has a light coloured suite including a panelled bath with hand rails, an overhead shower and shower curtain, wall mounted hand basin and a low flush w.c., radiator, airing/storage cupboard and an opaque double glazed window.

### Outside

At the front of the house there is a block paved driveway providing off road parking for a number of vehicles, path leading down the left hand side of the garden with a well stocked border to the left and providing access to the front door and the path extends across the front of the property to the drive. There is a lawn with borders to the side and there is fencing and natural screening to the right hand boundary.

The rear garden is a particularly important feature of this detached property and has a slabbed patio extending across the rear of the house from which there are steps leading down to a further patio/seating area which has established beds and trees and there is a large pond with a covered pergola over. The garden is mainly lawned with established beds and planting to the sides and has natural screening and fencing to the boundaries. There is an outside tap and external lighting and a greenhouse which needs attention which will remain when the property is sold.

### Car Port

24'9 x 13'4 approx (7.54m x 4.06m approx)

The car port/garage is positioned to the right hand side of the house and has an up and over door to the front and door leading out to the rear, a corrugated plastic roof and power and lighting is provided within this car port/garage area.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road and left again into Parkside Avenue and right onto the service road where the property can be found at the bottom as identified by our for sale board.

7675AMMP

### Council Tax

Erewash Borough Council Band E

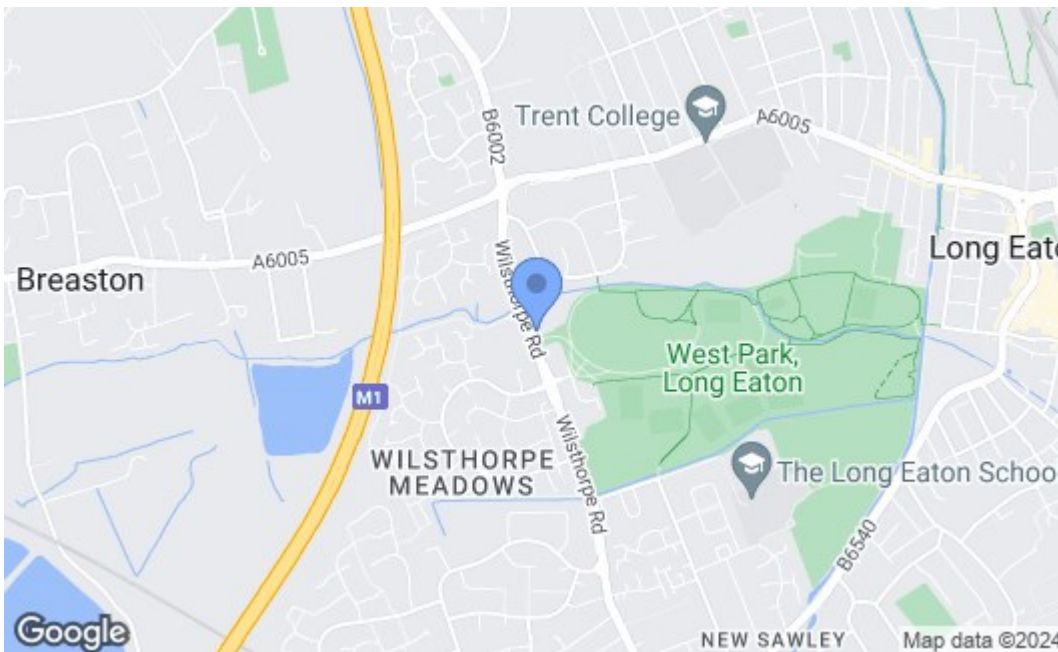
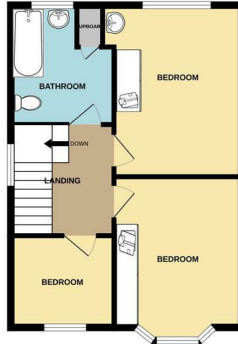




GROUND FLOOR



1ST FLOOR



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.