



Keats Close,  
Long Eaton, Nottingham  
NG10 3LT

**£167,500 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS RELATIVELY MODERN TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby, living room and full width dining kitchen. The first floor landing then provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, front and rear gardens.

The property is situated in this quiet residential no-through road cul de sac location within easy access of excellent nearby amenities, schooling for all ages, shopping facilities, outdoor space and transport links including Junction 25 of the M1 motorway and the A52 for Nottingham and Derby.

We believe the property would make an ideal first time buy or investment opportunity and we highly recommend an internal viewing.



## ENTRANCE PORCH

3'10" x 2'9" (1.18 x 0.84)

uPVC panel and double glazed front entrance door, double glazed window to the side (with fitted roller blind), wall mounted electrical consumer box, wall mounted alarm control panel (not tested). Door to lounge.

## LOUNGE

13'11" x 12'7" (4.26 x 3.84)

Double glazed window to the front, radiator, feature fire surround with decorative marble insert and hearth, media points, laminate flooring, staircase rising to the first floor with useful understairs storage space. Door to kitchen.

## DINING KITCHEN

12'6" x 9'2" (3.82 x 2.81)

The kitchen comprises a horseshoe shaped fitted range of matching base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and pullout spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing and space for under-counter kitchen appliances, glass fronted crockery cupboards, corner display cabinets, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), ample space for dining table and chairs, matching to the living room laminate flooring, radiator, double glazed window to the rear (with fitted roller blind). Double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Decorative open spindle balustrade. Loft access point to a partially boarded and insulated loft space.

## BEDROOM ONE

10'4" x 9'10" (3.17 x 3.00)

Double glazed window to the front, radiator, media points, fitted overstairs storage cupboard with shelving, full height fitted wardrobes with sliding mirrored doors.

## BEDROOM TWO

12'6" x 6'7" (3.83 x 2.01)

Double glazed window to the rear overlooking the rear garden, radiator, drop down aerial cable.

## BATHROOM

6'5" x 6'5" (1.98 x 1.96)

Three piece suite comprising panel bath with central mixer tap and handheld shower attachment, push flush WC, wash hand basin with mixer tap. Partial wall tiling, mirror fronted bathroom cabinet, double glazed window to the side, radiator.

## OUTSIDE

To the front of the property there is a driveway which leads down the left hand side of the property providing off-street parking and pedestrian access into the rear garden. Front garden lawn, decorative gravel stone chippings, pathway to front entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines, pedestrian gated access leading back onto the driveway, paved patio area (ideal for entertaining), "L" shaped garden lawn, planted borders housing a variety of bushes, timber storage shed.

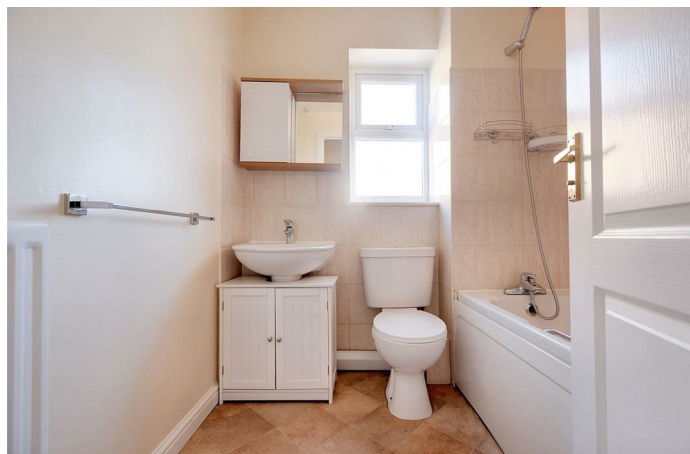
## DIRECTIONAL NOTE

Leave Long Eaton along Derby Road reaching the traffic island, take a left hand turn and proceed past West Park Leisure Centre in the direction of Sawley. Look for and take an eventual right hand turn onto Ruskin Avenue. Take a left turn and second left again onto Keats Close. The property can then be found on the left hand side, identified by our For Sale board.

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## COUNCIL TAX

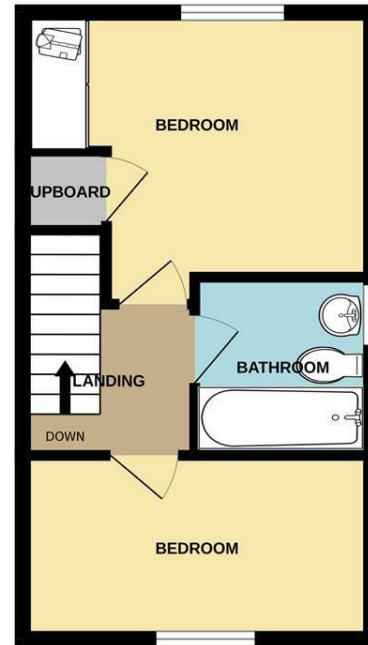
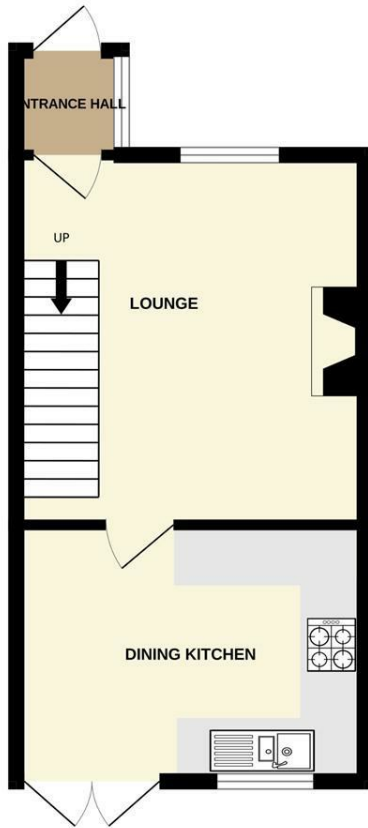
Erewash Borough Council Band B



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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.