Robert Ellis

look no further...

Pennine Close,
Long Eaton, Nottingham
NG10 4JT

£280,000 Freehold

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A THREE BEDROOM LINK DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION IN THIS SOUGHT-AFTER LOCATION.

Being located on Pennine Close, this three bedroom link detached family home benefits from modern conveniences such as double glazing and recently updated gas central heating. In brief the property comprises an entrance hallway, living room with useful understairs storage, an archway leading through to a dining room and a fitted kitchen.

On the first floor, we have THREE bedrooms and a separate family bathroom. With a garden and driveway to the front elevation, linked garage with light and power and an enclosed landscaped rear garden. Selling with NO UPWARD CHAIN, a viewing is highly recommended.

The property is within easy reach of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town center, schools for all ages, healthcare, and sports facilities including the West Park Leisure Centre and adjoining playing fields with West Park providing a lovely place to walk as is the nearby countryside around Breaston and Stanton by Dale and the excellent transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby, and other East Midlands towns and cities.

Entrance Hallway
UPVC double glazed door to the front, stairs to the first floor, wall mounted double radiator, ceiling light point, coving to the ceiling, laminate flooring, panelled door to:

Living Room
16'3 x 11'10 approx (4.95m x 3.61m approx)
UPVC double glazed picture window to the front, ceiling light point, coving to the ceiling, dado rail, understairs storage cupboard with power point and light, archway through to:

Dining Room
9'7 x 7'1 approx (2.92m x 2.16m approx)
UPVC double glazed sliding patio door to the rear, wall mounted radiator, coving to the ceiling, ceiling light point, dado rail and archway back through to living room. Panelled door to:

Kitchen
8'7 x 7'6 approx (2.62m x 2.29m approx)
UPVC double glazed window to the rear, range of matching wall and base units incorporating a laminate work surface above, 1½ bowl ceramic sink with mixer tap, integrated oven with four ring stainless steel gas hob above and extractor hood over, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, coving to the ceiling, laminate flooring and ceiling light point.

First Floor Landing
UPVC double glazed window to the side, ceiling light point, coving to the ceiling, carpeted flooring and panelled doors to:

Bedroom 1
13'9 x 8'9 approx (4.19m x 2.67m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes providing ample additional storage space, laminate flooring, wall light points.

Bedroom 2
11' x 8'9 approx (3.35m x 2.67m approx)
UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, laminate flooring, airing/storage cupboard with shelving.

Bedroom 3
11' x 6'1 approx (3.35m x 1.85m approx)
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, laminate flooring.

Bathroom
6'2 x 5'6 approx (1.88m x 1.68m approx)
Three piece suite comprising of a panelled bath with mixer shower attachment over, pedestal wash hand basin, low flush w.c., tiled splashbacks, LVT flooring, heated towel rail, UPVC double glazed window to the rear and ceiling light point.

Outside
To the front of the property there is a garden laid to lawn, driveway providing off road parking, hedge to the boundary, plum slate borders with planted mature shrubs.

To the rear there is an enclosed landscaped garden incorporating a large paved patio area, hedges and fencing to the boundaries, raised composite decked area for additional sitting and artificial lawn. There is also external security lighting.

Garage
16'10 x 8'9 approx (5.13m x 2.67m approx)
With an up and over door to the front, UPVC double glazed rear access door, Worcester Bosch combination boiler (fitted 2021), electrical consumer unit, gas meter, Belfast sink with hot and cold taps.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road, first left into Cheviot Road and follow the road around. Tum right into Chiltern Gardens and right into Pennine Close and the property can be found as identified by our for sale board.
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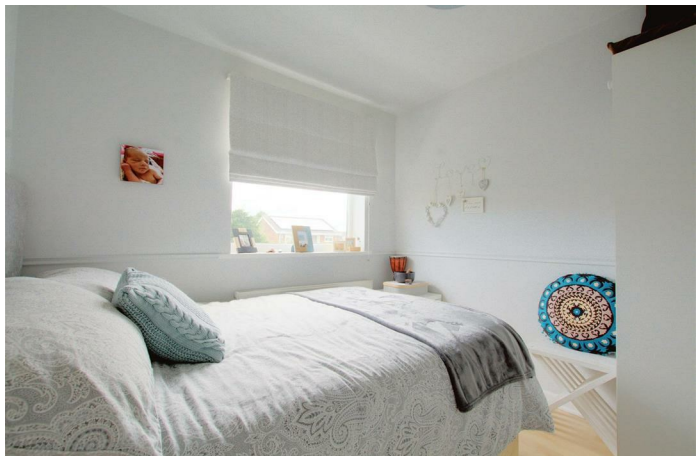
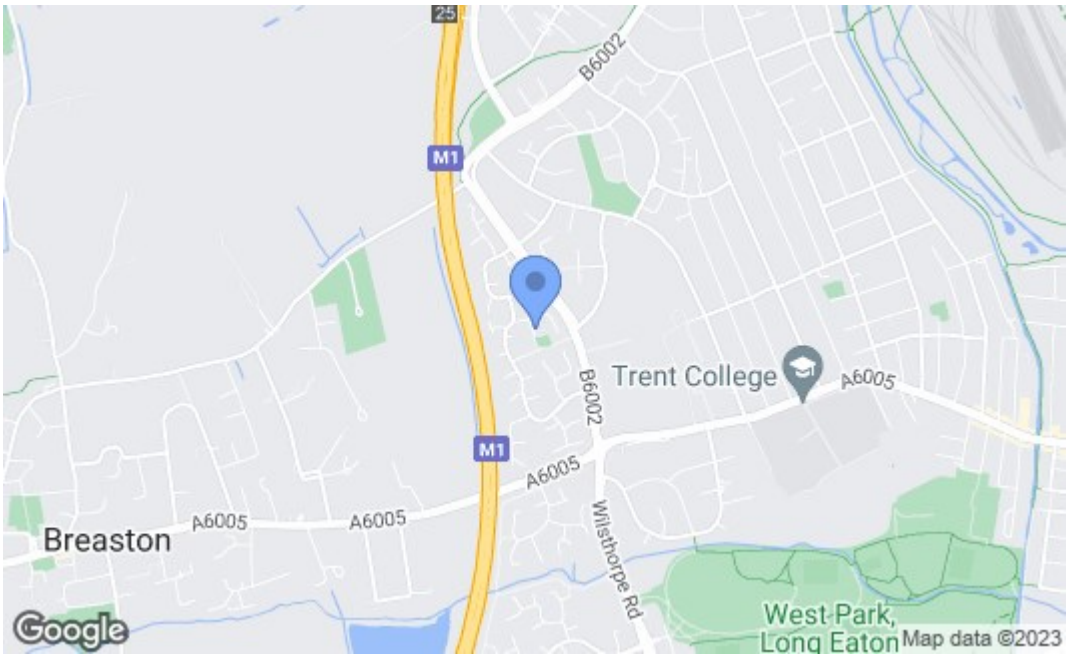
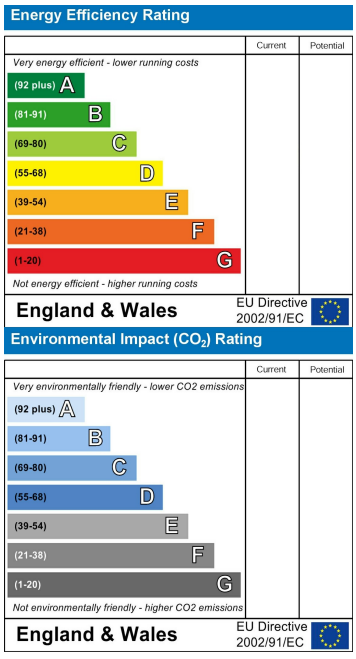
Council Tax
Erewash Borough Council Band C







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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