



Cairnsmore Close,
Long Eaton, Nottingham
NG10 4NU

£300,000 Freehold



BEING POSITIONED AT THE HEAD OF THIS CUL-DE-SAC, THIS THREE BEDROOM DETACHED PROPERTY PROVIDES A LOVELY HOME WHICH OVER THE PAST FEW YEARS HAS BEEN UPDATED BY THE CURRENT OWNERS.

This really is a detached property that will suit a whole range of buyers who are looking to purchase a home which is ready to move in to without having to carry out any work whatsoever and for all that is included to be appreciated both in terms and condition of the accommodation as well as the privacy of the rear garden, we strongly recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is tastefully finished and the works carried out by the current owners include the re-fitting of the breakfast kitchen and bathroom which now has a spa bath with a shower over, the front area has also been altered with additional block paving having been laid which creates off the road parking for three vehicles which in the past has included a caravan and the rear garden has been landscaped and has a patio to the immediate rear of the house with a picket fence and gate leading onto a lawn which has established beds and fencing to the boundaries. The property is well placed for easy access to all the amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this such a popular and convenient place to live.

The property is constructed of brick to the external elevations, the front being relieved by panelling under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge, separate dining room and the exclusively fitted and equipped breakfast kitchen. To the first floor there are three bedrooms with the main bedroom also having built-in wardrobes to either side of the bed position with the second bedroom having wardrobes with sliding mirror doors and the luxurious bathroom has a spa bath with a shower over. There is the part integral garage which can be accessed from the reception hall, at the front there is the block paved parking with a path leading down the left hand side with the private sunny rear garden which provides several places to sit and enjoy outside living.

The property is only a short drive away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are excellent local schools within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby countryside which includes walks around Breaston, at Stanton by dale and Dale Abbey and the transport links include J25 of the M1, 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.



Stylish composite front door with inset leaded stained glass panels leading to:

Reception Hall

Opaque double glazed window to the side and internal door to the garage.

Lounge/Sitting Room

16'10" x 12'9" approx (5.13m x 3.89m approx)

Double glazed window to the front, stairs with balustrade leading to the first floor, radiator and cornice to the wall and ceiling.

Dining Room

9'6" x 8'5" approx (2.90m x 2.57m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Breakfast Kitchen

17'4" x 9'5" reducing to 8'2" approx (5.28m x 2.87m reducing to 2.49m approx)

The exclusively fitted kitchen has cream soft closing handle less units with LED lighting to the plinths and includes a sink with a mixer tap set in a work surface which extends to three sides and incorporates a breakfast bar with integrated dishwasher, cupboards, space for an automatic washing machine below, Samsung induction hob set in a work surface with six drawers and cupboard beneath, double oven and warming drawer and drawer below, double eye level wall cupboard with lighting under, hood to the cooking area with glazed back plate to the wall, boiler housed in a wall cupboard, two double glazed windows to the rear, two radiators, built-in storage cupboard beneath the stairs, tiled flooring, UPVC door with inset glazed panel leading out to the rear garden, recessed lighting to the ceiling and aerial and power point for a wall mounted TV.

First Floor Landing

Double glazed window to the side, balustrade continued from the stairs onto the landing, cornice to the wall and ceiling and airing/storage cupboard.

Bedroom 1

11'9" x 10'6" reducing to 9'6" approx (3.58m x 3.20m reducing to 2.90m approx)

The main bedroom has a double glazed window to the front, wardrobes and fitted units to either side of the bed position with cupboards over with the wardrobes extending along a second wall where there is also a matching fitted drawer unit, aerial point and power point for a wall mounted TV and radiator.



Bedroom 2

10'6" x 8'6" approx (3.20m x 2.59m approx)

Double glazed window to the rear, cornice to the wall and ceiling and double wardrobe with mirror fronted doors.

Bedroom 3

8' x 7'2" approx (2.44m x 2.18m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling, built-in storage cupboard and hatch to loft.

Bathroom

The luxurious recently re-fitted bathroom has a white suite including a spa bath with mixer taps and a mains flow shower system over with a folding protective door, hand basin with mixer taps set on a tiled surface, low flush w.c. with a concealed cistern, opaque double glazed window, chrome ladder heated towel radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Outside

At the front of the property there is a block paved driveway which provides off the road parking for at least three vehicles, path to the left hand side of the property with a gate that provides access to the rear garden and there is an outside light at the front.

The rear garden provides a lovely place for people to sit and enjoy outside living and has a slabbed decorative patio running across the rear of the house with a picket fence and gate leading onto a block paved path which takes you to the summerhouse shed and onto a lawned garden which has established beds with planting to the sides. The rear garden is kept private by having fencing to three boundaries and there is an outside water supply and lighting provided.

Garage

16'4" x 8'6" approx (4.98m x 2.59m approx)

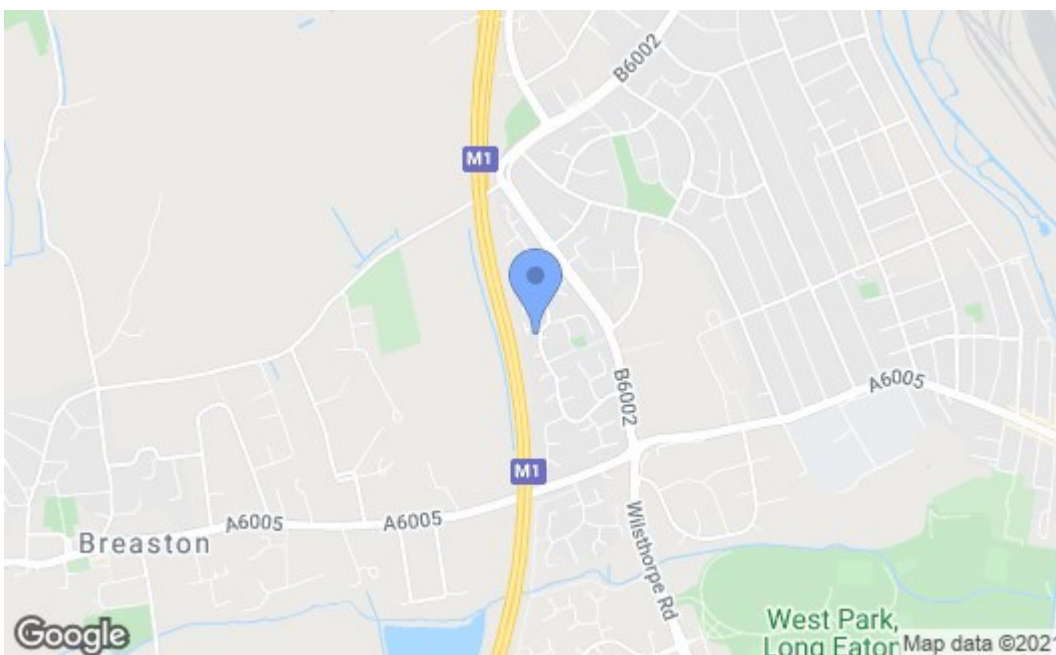
The part integral garage has an up and over door to the front and an internal door leading from the reception hall, power points and lighting and various fitted storage units.

Directions

Proceed out of Long Eaton along Derby Road, continuing to the traffic island turning right into Petersham Road and then first left into Cheviot Road. Follow the road where Cairnsmore Close will be found as a turning on the left hand side.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 72 | |
| (69-80) C | | | |
| (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 | |

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.