



5 Thorpe Leys,
Long Eaton, Nottingham
NG10 1EU

£279,950 Freehold



THIS IS A THREE BEDROOM DETACHED FAMILY HOME WHICH PROVIDES IMMACULATLY MAINTAINED ACCOMMODATION AND IS POSITIONED ON WHAT MUST BE ONE OF THE MOST DESIRABLE PLOTS WITHIN THE FIELDS FARM DEVELOPMENT.

Having lived at this lovely property since it was originally constructed approximately 30 years ago, the current owners have maintained and looked after their home to the highest standard and is therefore ready for immediate occupation without any work needed to be carried out by a new owner. The property is tastefully decorated throughout and over recent years has had the breakfast kitchen, shower room and ground floor w.c. re-fitted, so it has an up to date feel in all these areas. For the full extent of the accommodation and the size and privacy of the rear garden, which also include a large paved area to the side of the garage, to be appreciated, we strongly recommend that all interested parties take a full inspection so they are able to see all that is included in the property for themselves. As the current owners have also agreed to purchase a property, their beautiful home is being sold with the benefit of vacant possession and will be available for occupation by a new owner during the early part of 2020. The property is located on a quiet cul-de-sac, but is still within easy reach of the local amenities and facilities provided by the area, all of which has helped to make this a very popular and convenient place for people to live.

The property stands back from the road with a large block paved area at the front is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof. In brief the well proportioned accommodation derives the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING and includes a reception hall which leads to the through lounge which includes a sitting area at the front and a dining area, from which there are patio doors leading to the CONSERVATORY which has under floor heating and in turn connects the main living space to the private landscaped garden at the rear. The breakfast kitchen has been re-fitted with white gloss units which have soft closing cupboards and drawers and integrated cooking appliances and off the kitchen there is a most useful utility/laundry room, which in turn has a composite door leading out to the rear. There is also a ground floor w.c. and to the first floor there are three bedrooms and a fully tiled shower room which has a large corner shower with a power shower, but could if preferred by a new owner have a bath with shower over re-installed. Outside there is the adjoining brick GARAGE with an electrically operated roller door to the front and a side entrance. To the front of the house the block paved drive provides a parking area for three vehicles and to the right of this there is a pebbled area. To the left of the garage a gate takes you through to the side of the house where there is a large paved area which is ideal for external bin storage and this in turn extends to the rear of the house where there is a patio which leads onto a lawned garden and a path that takes you to a patio at the bottom with the whole garden being kept private by having established planting and fencing to the boundaries.

Fields Farm is well placed for easy access to all the shopping facilities provided by Long Eaton town centre, which includes Asda and Tesco superstores and numerous other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and Trent Lock Golf Club, excellent schools for all ages and excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Open Porch

Open porch with lighting with a solid wood security front door which has three inset triple glazed panels leading into:

Reception Hall

Stairs with balustrade leading to the first floor with storage space beneath, radiator and 'Karndean' style flooring which extends into the ground floor w.c. and breakfast kitchen.

Ground Floor w.c.

Having a white low flush w.c. and hand basin with mixer tap, tiled splashback and double cupboard beneath and an opaque double glazed window.

Lounge/Dining Room

22'9 x 12'3 reducing to 9' approx (6.93m x 3.73m reducing to 2.74m approx)

Large double glazed box bay window to the front, flame effect wall mounted electric fire, cable for both Virgin and Sky TV, double glazed patio doors from the dining area leading into the conservatory, two radiators and cornice to the wall and ceiling.

Conservatory

11' x 10'9 approx (3.35m x 3.28m approx)

The conservatory has double opening double glazed French doors leading out to the patio area at the rear of the property and double glazed windows to the rear and sides, tiled flooring with under floor heating and cable for Virgin and Sky TV.

Breakfast Kitchen

10'4 reducing to 9'3 x 9'10 approx (3.15m reducing to 2.82m x 3.00m approx)

The kitchen has been re-fitted with white gloss handleless units with soft closing drawers and cupboards and includes a 1½ bowl sink with swan neck mixer tap and a 'Neff' induction hob set in a work surface which extends to two walls and has space and plumbing for a dishwasher, cupboards and drawers beneath, 'Neff' oven with fold away door with drawers below and cupboard above, matching eye level wall cupboards and hood over the cooking area, recessed spotlights to the ceiling, 'Karndean' style flooring which extends into the utility/laundry room, radiator and double glazed window to the rear.

Utility/Laundry Room

7'6 x 5'5 approx (2.29m x 1.65m approx)

Work surface with cupboard and space beneath for both an automatic washing machine and tumble dryer, space for a large upright American style fridge/freezer, composite door with inset opaque double glazed panel leading out to the rear garden, opaque double glazed window, 'Karndean' style flooring and recessed spotlights to the ceiling.

First Floor Landing

Hatch to loft and balustrade continued from the stairs onto the landing.

Bedroom 1

12'2 reducing to 9'5 x 12'2 approx (3.71m reducing to 2.87m x 3.71m approx)

Double glazed window to the front and radiator.

Bedroom 2

12'2 x 10'6 approx (3.71m x 3.20m approx)

Double glazed window to the rear and radiator.

Bedroom 3

9'5 x 9'6 max reducing to 5'9 approx (2.87m x 2.90m max reducing to 1.75m approx)

Double glazed window to the front, built-in cupboard and radiator.

Shower Room

The luxurious shower room has had the bath replaced with a large walk-in corner shower which has a mains flow power shower with remote control and curved door and protective screens, sink with mixer tap and vanity cupboards and drawers beneath, low flush w.c., fully tiled walls, tiled flooring, chrome ladder towel radiator, second radiator and opaque double glazed window.

Outside

At the front of the property there is a large block paved area which provides off the road parking for at least three vehicles with a pebbled area to the right hand side and hedging to the right hand boundary with a brick wall to the left hand boundary. There is a gate and fencing which takes you through the side of the property where there is a large paved area which provides an ideal space to store bins and other external storage buildings as required and this patio extends to the rear of the property where there is a path taking you to a second patio at the bottom of the garden, there are lawned areas with beds to the sides and the whole garden is kept private by having fencing to the three boundaries. There is a wooden store/seating area on the second patio and an outside water supply and lighting provided.

Garage

16'8 x 8'3 approx (5.08m x 2.51m approx)

There is an adjoining brick garage with an automatic roller door at the front and a personal door to the side, power, lighting, wall mounted 'Valliant' boiler, cold water tap and access to the roof space above the garage.

Directions

From the centre of Long Eaton head out along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Take the second Bosworth Way turning on the left, first left onto Fosbrooke Drive and left again into Thorpe Leys. 5342AMMP





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		80
(81-91) B		
(69-80) C	65	
(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		79
(81-91) B		
(69-80) C	63	
(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.