



22 Ludford Close,
Long Eaton, Nottingham
NG10 IPS

£150,000 Freehold



A VERY WELL PRESENTED TWO BEDROOM MODERN SEMI DETACHED PROPERTY LOCATED AT THE HEAD OF A CUL-DE-SAC AND OFFERING AMPLE OFF THE ROAD PARKING.

Robert Ellis are extremely pleased to bring to the market this very well presented TWO BEDROOM modern semi detached property located on the ever popular Fields Farm development within Long Eaton. The property sits at the head of a cul-de-sac and benefits from having an open aspect to the rear, with a private double driveway to the front providing ample off the road parking for several vehicles. We feel this particular home will suit a wide range of potential purchasers, in particular those in search of a first home or those looking for a buy to let opportunity. Viewing comes highly recommended in order to appreciate the space and condition of this delightful property along with the landscaped garden at the rear. Contact the office to arrange your appointment to view today.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises entrance hall, lounge, fitted kitchen to the front and to the first floor there are two double bedrooms and the bathroom. As previously mentioned there is a driveway to the front for side by side parking whilst to the rear there is an enclosed landscaped garden with paved area for entertaining leading to an area laid to lawn, fencing and hedgerow to the boundaries with the benefit of an open aspect to the rear giving you a high degree of privacy.

Being situated on the Fields Farm development the property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton train station, East Midlands Airport and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



Entrance Hall

Double glazed door to the front, door to undrestairs storage and doors to:

Dining Kitchen

12'0" x 10'8" approx (3.66m x 3.27m approx)

Range of wall and base units with roll top work surfaces, tiled splashbacks, 1½ bowl sink and drainer, space for washing machine, dishwasher and fridge freezer, integrated electric oven and hob with extractor hood over, two double glazed windows to the front, tiled flooring and radiator.

Lounge

14'11" x 13'4" approx (4.57m x 4.08m approx)

Double glazed patio doors to the rear, gas fire with surround, radiator, open staircase, power points and TV point.

First Floor Landing

Hatch to loft and doors to:

Bedroom 1

12'7" x 9'9" approx (3.85m x 2.98m approx)

Two double glazed windows to the front and radiator.

Bedroom 2

12'10" x 10'5" approx (3.93m x 3.18m approx)

Double glazed window to the rear, radiator.

Bathroom

9'10" x 5'0" approx (3m x 1.53m approx)

Comprising of a panelled bath with shower over, pedestal wash hand basin, low flush w.c., tiled walls, cupboard for storage and radiator.

Outside

To the front of the property there is a lawned garden with fencing and shrubbery, pathway to the side entrance door and access to the rear garden. To the rear there is a paved patio area, area laid to lawn, fencing and hedgerow to the boundary and hard standing area for a shed. Open aspect to the rear.

Directions

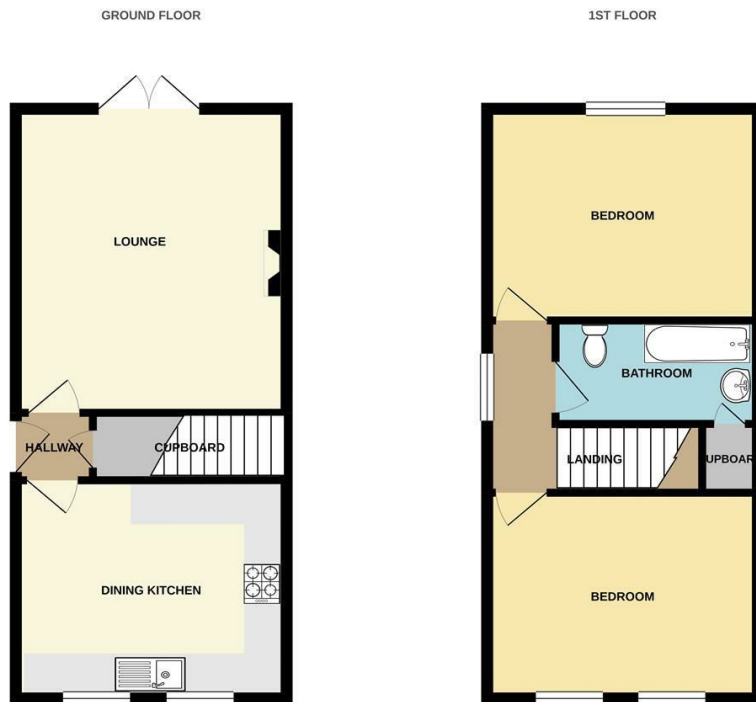
Proceed out of Long Eaton along Tamworth Road turning

left at the station roundabout into Fields Farm Road. Turn right onto Bosworth Way, left into Hoselett Field Road and then follow the road round and Ludford Close is found as a cul-de-sac with the property on the left hand side.

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TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.





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		
(81-91) B		
(69-80) C	76	80
(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	73	77
(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.