



Grange Road,  
Long Eaton, Nottingham  
NG10 2EH

**O/O £375,000 Freehold**

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#### AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a property that would ideally suit the growing family. This traditional property is very spacious and offers three reception rooms, plus a study and four good size bedrooms to the first floor. The property could benefit from some redecoration and modernisation but needs to be viewed to appreciate the space on offer! Situated on Grange Road the property is within walking distance of Long Eaton town centre and Grange primary school and is also a short distance from the Toton tram station and A52.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall, lounge to the front, sitting/dining room with a dual aspect having a window to the front and sliding doors to the rear, separate play/sitting room, study, breakfast kitchen and utility with a ground floor w.c. To the first floor there are four good size bedrooms and a family bathroom. To the front of the property there is off road parking for two cars and side access leading to the privately enclosed and good size well established rear garden.

The property is extremely well located within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to arrange appointment to view today.



## Entrance Hall

Front entrance door, stairs to the first floor, radiator, wood floor, door to understairs storage cupboard, UPVC double glazed window to the side and door to:

## Lounge

16'4 x 10'10 approx (4.98m x 3.30m approx)

Wood floor, UPVC double glazed bay window to the front, radiator, decorative fireplace with tiled hearth, fitted cupboards, TV point.

## Sitting/Play Room

10'9 x 10'4 approx (3.28m x 3.15m approx)

Single glazed window to the study, radiator, spotlights, door to utility and door to:

## Study

11'3 x 5'5 approx (3.43m x 1.65m approx)

UPVC double glazed window to the rear, rear exit door and radiator.

## Lounge/Dining Room

24'8 x 11'9 approx (7.52m x 3.58m approx)

UPVC double glazed window to the front, three radiators, sliding doors to the rear, coving to the ceiling, TV and telephone points, gas fire with Adam style surround and door to:

## Kitchen

15'6 x 7'2 approx (4.72m x 2.18m approx)

Wall, base and drawer units with work surface over, stainless steel 1½ bowl sink and drainer with swan neck mixer tap, integrated double oven, gas hob and extractor hood over, tiled walls and splashbacks, appliance space, dishwasher space, radiator, spotlights, UPVC double glazed window to the rear and rear exit door to:

## Lean-to

Tiled floor, power points, single glazed window and rear exit door.

## Utility Room

10'4 x 3'2 approx (3.15m x 0.97m approx)

Two UPVC double glazed windows to the side, plumbing for an automatic washing machine, work surface, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, extractor fan, tiled floor, gas central heating boiler, spotlights and chrome heated towel rail.

## First Floor Landing

UPVC double glazed window to the front, two radiators, laminate floor, overstairs storage, access to the loft and doors to:

## Bedroom 1

14'6 x 11'8 approx (4.42m x 3.56m approx)

UPVC double glazed window to the rear, built-in wardrobes, two radiators.



## Bedroom 2

13'4 x 10'7 approx (4.06m x 3.23m approx)

UPVC double glazed window to the front, radiator, built-in wardrobes.

## Bedroom 3

10'9 x 8'2 approx (3.28m x 2.49m approx)

UPVC double glazed window to the front, radiator.

## Bedroom 4

10'4 x 7'1 approx (3.15m x 2.16m approx)

UPVC double glazed window to the rear, radiator.

## Bathroom

7'4 x 6'8 approx (2.24m x 2.03m approx)

A white three piece suite comprising of a panelled bath with shower from the mains having a waterfall shower head and hand held shower, low flush w.c., sink with vanity drawer under, fully tiled walls and splashbacks, spotlights, UPVC double glazed window to the rear, laminate flooring, storage cupboard, heated towel rail and built-in mirror.

## Outside

To the front of the property there is a block paved driveway offering parking for at least two cars, privately enclosed with a walled boundary having mature shrubs and flowers and a path to the front entrance door. To the right hand side there is a gate leading to the rear garden. Immediate to the property there is a patio area that leads to a seating area having gravelled borders and raised brick beds, full of mature shrubs and flowers. There are steps down to a lawn and an additional patio area. The garden is South-West facing and perfect for seating on the patio areas. The lawn has borders all the way around, full of mature shrubs and trees, there is a pergola to the right which covers a path that leads to the bottom of the garden where there are two garden sheds and storage areas. There is also an additional shed attached to a greenhouse, power points and an outside tap.

## Directions

Proceed out of Long Eaton along Nottingham Road and turn right immediately after the pelican crossing into Grange Road where the property can then be found on the right.

7376AMEC

## Council Tax

Erewash Borough Council Band D



Robert Ellis  
ESTATE AGENTS



Ground Floor



First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

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		

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.