Robert Ellis

look no further...

Laurel Crescent,
Long Eaton, Nottingham
NG10 3NL

£229,950 Freehold

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A FANTASTIC THREE BEDROOM END PROPERTY WHICH HAS BEEN REFURBISHED AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property which has no upward chain. Since the current owners have occupied the property they have had the property re-wired with a new consumer unit, new gas central heating boiler fitted with new radiators, re-plastered throughout and also a new kitchen and bathroom fitted. An added benefit to the property is the ground floor w.c., a large separate utility room and internal door to the garage. A viewing is a must to fully appreciate all the property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance porch, spacious entrance hall with access to the kitchen diner and open to the living room. There are patio doors from the kitchen diner which opens to an inner hallway giving access to the garage, rear garden, ground floor w.c. and utility room. To the first floor there are three bedrooms and the family bathroom. Outside there is off road parking for at least two cars and to the rear there is a low maintenance and privately enclosed rear garden.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC double glazed front entrance door, double glazed windows and door to:

Entrance Hall
UPVC double glazed window to the side, stairs to the first floor, radiator, storage cupboard and door to:

Kitchen Diner
19'9 x 9'3 approx (6.02m x 2.82m approx)
Wall, base and drawer units with solid wood work surface over, tiled floor, inset 1½ bowl sink and drainer with swan neck mixer tap, integrated oven, electric hob and extractor hood over, radiator, spotlights, UPVC double glazed window to the rear, patio doors to the rear, open to inner hallway and to the lounge.

Lounge
11'2 x 12'6 approx (3.40m x 3.81m approx)
UPVC double glazed window to the front, radiator, TV and telephone points.

Inner Hallway
Door to the rear garden, door to garage and door to:

Cloaks/w.c.
Low flush w.c., radiator, tiled floor and UPVC double glazed window to the side.

Utility Room
10'2 x 5'9 approx (3.10m x 1.75m approx)
Plumbing for an automatic washing machine, appliance space, laminate floor, UPVC double glazed window and door to the rear and radiator.

First Floor Landing
UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1
11'2 x 11'3 approx (3.40m x 3.43m approx)
UPVC double glazed window to the front and a radiator.

Bedroom 2
9'4 x 12'6 approx (2.84m x 3.81m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 3
8'1 x 8'5 approx (2.46m x 2.57m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains having a waterfall shower head and hand held shower, wash hand basin with vanity cupboard under, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, laminate floor, UPVC double glazed window to the rear and extractor fan.

Outside
To the front of the property there is off road parking for 2/3 cars, privately enclosed with wall and fenced boundaries. To the rear there is a large decked area with steps down to a large patio area with the garden being designed for low maintenance. The garden is privately enclosed with hedged and fenced boundaries and there is an outside tap.

Garage
17'4 x 6'4 approx (5.28m x 1.93m approx)
Gas central heating boiler, power and double doors to the front.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left as identified by our for sale board.
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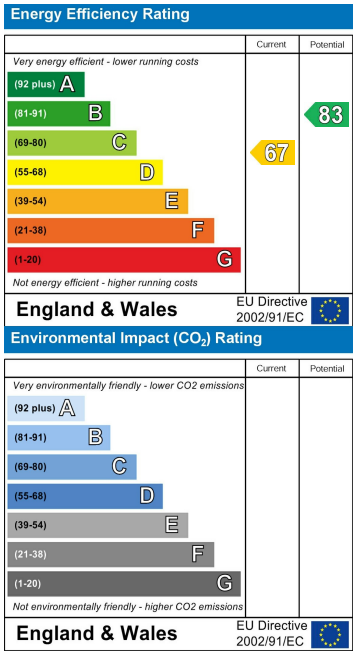
Agents Notes
The property has been improved since the original EPC was carried out and would most likely now have a higher rating.

Council Tax
Erewash Borough Council Band A



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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