



Gough Grove,
Long Eaton, Nottingham
NG10 3NZ

O/O £240,000 Freehold

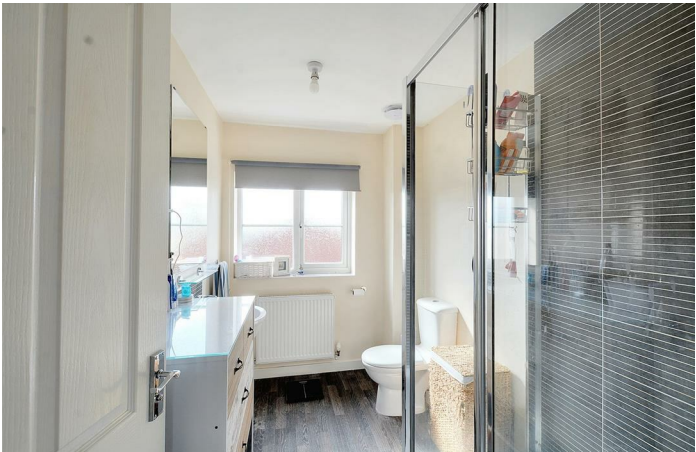


A STUNNING FOUR BEDROOM MID TOWN HOUSE SITUATED IN A CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL LOCATION.

The property was originally built by Persimmon Homes in 2010 who are traditional builders and well known for their quality and workmanship. The property has FOUR BEDROOMS, the master with an EN-SUITE and 'Sharps' fitted furniture, it is spacious, elegant and ideal for a growing family and it is strongly recommended that all interested parties take a full inspection so they are able to see the extent and finish of the accommodation on offer.

The property is sure to tick boxes for any buyer! It has recently had new windows and also benefits from GAS CENTRAL HEATING and briefly comprises of a spacious entrance hallway, kitchen, lounge/dining room and cloaks/w.c., to the first floor there are two bedrooms and family bathroom and to the second floor there are two further bedrooms, the master with en-suite. The house is well equipped with all the mod-cons such as Hive heating and a Ring doorbell. Outside there are TWO ALLOCATED PARKING SPACES and a private enclosed rear garden.

The property is within easy reach of the Asda, Aldi and Tesco superstore and other numerous retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include junctions 24 and 25 of the M1, East Midlands Airport. Long Eaton train stations is within walking distance and East Midlands Parkway and the A52 and other main roads all provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hallway

6'8" x 14'6" approx (2.03m x 4.42m approx)

Composite door to the front, UPVC double glazed window to the side, tiled flooring, ceiling light, radiator, understairs cupboard, Hive heating control and alarm control panel.

Ground Floor w.c.

5'4" x 2'3" approx (1.63m x 0.69m approx)

Tiled flooring, low flush w.c. and corner sink, ceiling light and radiator.

Kitchen

9'1" x 7'4" approx (2.77m x 2.24m approx)

UPVC double glazed window to the front, tiled flooring, black gloss wall and base units with stainless steel inset sink and drainer, swan neck flexi mixer tap, integrated oven, hob and extractor fan over, spaces for a fridge freezer, washing machine and tumble dryer.

Lounge/Diner

15' x 14'6" approx (4.57m x 4.42m approx)

UPVC double glazed French doors to the rear, UPVC double glazed window overlooking the rear garden, carpeted flooring, three ceiling lights, TV point and radiator.

First Floor Landing

5'7" x 15'3" approx (1.70m x 4.65m approx)

UPVC double glazed window to the front, carpeted flooring, two ceiling lights, doors to:

Bedroom 2

15'1" x 8'7" approx (4.60m x 2.62m approx)

Two UPVC double glazed windows to the rear, carpeted flooring, ceiling light and a radiator.

Bedroom 4

8'7" x 8'4" approx (2.62m x 2.54m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light and a radiator.

Bathroom

8'7" x 6'1" approx (2.62m x 1.85m approx)

Laminate flooring, ceiling light, extractor fan, low flush w.c., free standing bath with shower over, black tiled splashbacks and a radiator.

Second Floor Landing

6' x 5'3" approx (1.83m x 1.60m approx)

With doors to:

Bedroom 1

15' x 15'4" approx (4.57m x 4.67m approx)

Two UPVC double glazed windows to the front, carpeted flooring, radiator, two ceiling lights, integrated Sharps wardrobes and loft access hatch with a ladder to the fully boarded loft.

En-Suite

9'5" x 5'6" approx (2.87m x 1.68m approx)

UPVC double glazed obscure window to the rear, low flush w.c. free standing sink, corner enclosed shower cubicle, tiled flooring.

Bedroom 3

8'7" x 8'7" approx (2.62m x 2.62m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and a radiator.

Outside

To the front of the property there is a low maintenance area with shrubs, path to the front door. To the rear there is a patio area, corner decked area with a vegetable and herb path and a garden shed. There are two allocated parking spaces to the left of the property.

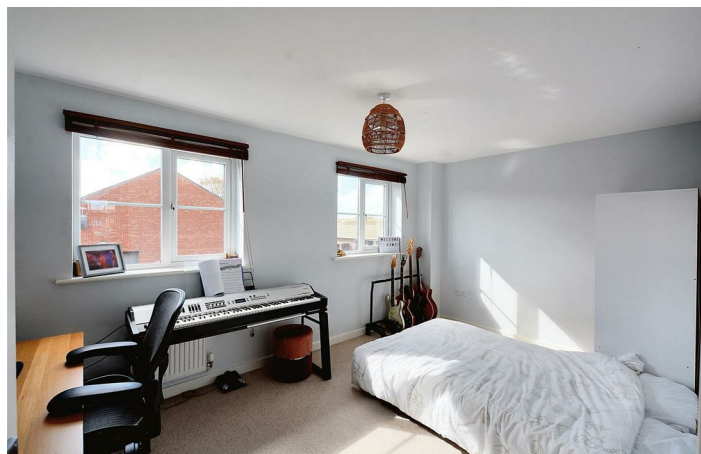
Directions

Proceed out of Long Eaton along Tamworth Road continuing for some distance and passing over the canal bridge. Turn right onto Hawthorne Avenue, continue along take the left hand turning onto Gough Grove.

7889AMJG

Council Tax

Erewash Borough Council Band C





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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		90
(81-91) B	78	
(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.