



26 Meynell Road,
Long Eaton, Nottingham
NG10 1AF

Price Guide £234,000-239,950
Freehold



A WELL PROPORTIONED THREE BEDROOM DETACHED PROPERTY OFFERING GOOD SIZE ACCOMMODATION OVER TWO FLOORS.

Robert Ellis are pleased to bring to the market this extended THREE BEDROOM detached family property found in a very popular area of Long Eaton. The property has been extended to the rear creating a larger than average dining kitchen and to fully appreciate the size and quality of the accommodation on offer, along with the good size plot, an early viewing comes highly recommended. With three good sized bedrooms the property provides a lovely family home which we are sure will suit a whole range of buyers, from first time buyers through to people who may be looking for their next step on the property ladder with larger living space. Situated within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this an extremely popular and convenient place for people to live.

The property derives the benefits of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING and in brief the accommodation comprises a reception hallway, through lounge/diner, extended kitchen and to the first floor there are three good size bedrooms, two with fitted wardrobes, and family bathroom. With a driveway and garden to the front, secure gated driveway to the side, free standing brick built GARAGE and enclosed garden to the rear, a viewing is a must.

The property is within a few minutes drive of Long Eaton town centre and is therefore close to the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, 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. Selling with the benefit of NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed door to the front with UPVC double glazed window to the side, stairs to the first floor, ceiling light point, wall mounted radiator, understairs storage cupboard housing electrical consumer unit and floor safe and panelled doors to:

Lounge/Dining Room

23'8 x 11'2 approx (7.21m x 3.40m approx)

This dual aspect through lounge/dining room benefits from having UPVC double glazed picture window to the front, two wall mounted radiators, sliding double glazed patio door to the rear, two ceiling light points, serving hatch through to extended kitchen, feature fireplace incorporating stone surround and tiled hearth with three bar gas fire.

Extended Kitchen

16'9 x 8'1 min 8'11 max approx (5.11m x 2.46m min 2.72m max approx)

Incorporating a range of matching wall and base units with roll edged laminate work surface above, 1 ½ bowl sink with mixer tap over, four ring gas hob with extractor hood above, integral double oven, integral dishwasher, space and plumbing for automatic washing machine, tiled splashbacks, understairs storage cupboard, wall mounted radiator with breakfast bar areas, UPVC double glazed windows to the rear and side and UPVC double glazed door providing access to the driveway and enclosed rear garden, two ceiling light points and serving hatch through to dining room.

First Floor Landing

UPVC double glazed window to the side, ceiling light point and panelled doors to:

Bedroom 1

12'11 x 10'1 approx (3.94m x 3.07m approx)

UPVC double glazed picture window to the front, wall mounted radiator, ceiling light point, built-in modern wardrobes providing ample additional storage space.

Bedroom 2

11'1 x 10'1 approx (3.38m x 3.07m approx)

UPVC double glazed window to the rear, wall mounted

radiator and ceiling light point. Built-in wardrobes providing ample additional storage space with matching dresser.

Bedroom 3

9'5 x 7'3 approx (2.87m x 2.21m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe over the stairs providing useful additional storage space.

Bathroom

8'5 x 7'2 approx (2.57m x 2.18m approx)

UPVC double glazed windows to the side and rear, low flush w.c., pedestal wash hand basin, panelled bath with mixer shower above, tiled splashbacks, wall mounted radiator, airing cupboard housing re-fitted 'Worcester Bosch' gas central heating combination boiler, two ceiling light points and loft access hatch.

Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing, garden laid to lawn and pathway to the front entrance door, secure gated access at the side leading to the free standing brick built garage. To the rear there is an enclosed good size garden with large paved patio area, sitting area, mature shrubs and trees planted to the borders and gravelled areas.

Directions

Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue, follow the road round until it becomes Meynell Road and the property can be found on the right as identified by our 'for sale' board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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
(81-91) B		
(69-80) C	67	
(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		77
(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		

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