Robert Ellis

look no further...

Longmoor Road,
Long Eaton, Nottingham
NG10 4EG

£230,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this generously sized three bedroom home, perfect for a whole range of buyers, including first time buyers and the growing family alike. The property benefits from gas central heating and double glazing and is constructed of brick. An early viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises of an open entrance hallway, lounge, conservatory and modern kitchen with integrated appliances. To the first floor the landing leads to three good size bedrooms and a four piece family bathroom suite. Outside to the front there is off road parking for two vehicles and to the rear an enclosed garden with patio, lawn, raised flower beds, storage shed and bar with power supply.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the property is within walking distance of Long Eaton town centre where other retail outlets, supermarkets and healthcare facilities can be found. There are fantastic transport links available including easy access to the M1, A52 and A50, with both Long Eaton train station and Eat Midlands Airport being a short drive away.

Entrance Hall
Composite front door, built-in storage cupboard, vinyl flooring and ceiling light.

Lounge
18'4 x 9'7 approx (5.59m x 2.92m approx)
UPVC double glazed window to the front, UPVC double glazed sliding door to conservatory, carpeted flooring, electric fire, ceiling light and radiator.

Conservatory
8'8 x 8' approx (2.64m x 2.44m approx)
UPVC double glazed French door to the rear, vinyl flooring and spotlights.

Kitchen Diner
11'6 x 11'3 approx (3.51m x 3.43m approx)
Obscure UPVC double glazed window overlooking the side, UVPC double glazed French door to the rear, wall, base and drawer units with roll edged work surface over, inset sink and drainer, vinyl flooring, radiator, space for a fridge freezer, central island with seating for four, built-in storage cupboard, space and plumbing for a washing machine and dishwasher, integrated electric oven and hob with extractor fan over and spotlights.

First Floor Landing
Obscure UPVC double glazed window to the side, loft access hatch, carpeted flooring and spotlights.

Bedroom 1
14'6 x 9'2 approx (4.42m x 2.79m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 2
9'1 x 7'7 approx (2.77m x 2.31m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

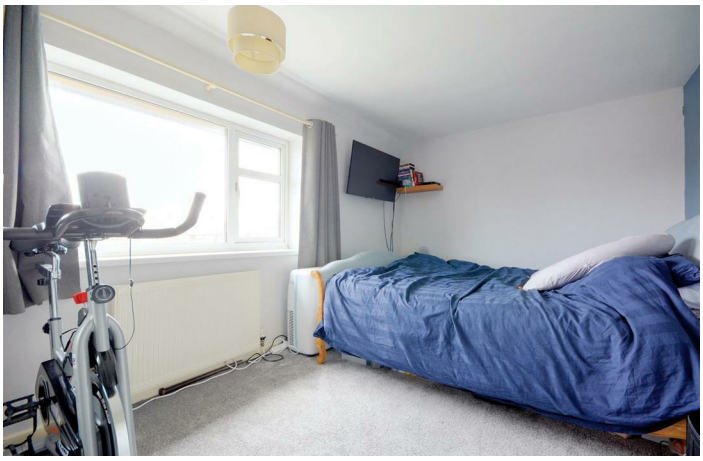
Bedroom 3
8'9 x 8'9 approx (2.67m x 2.67m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

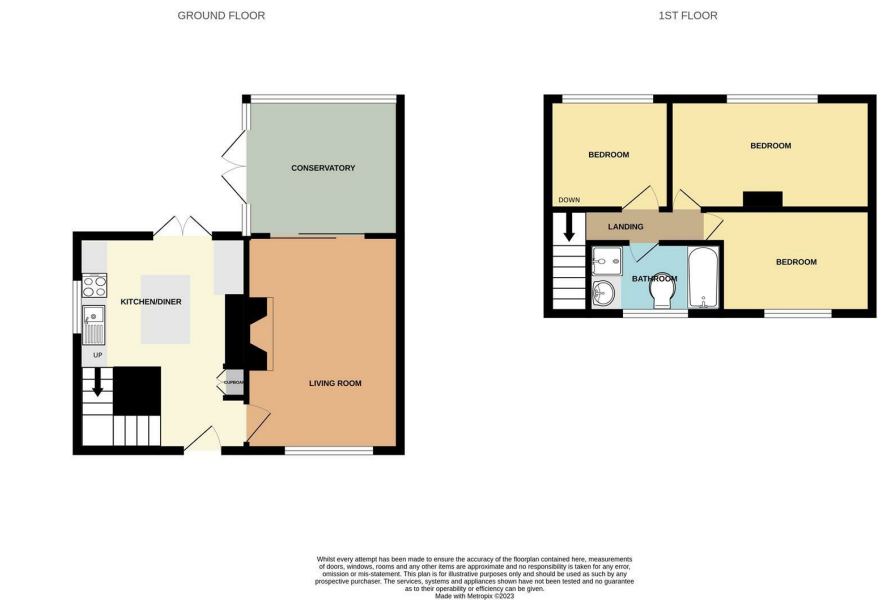
Bathroom
7'4 x 5'5 approx (2.24m x 1.65m approx)
Obscure UPVC double glazed window to the front, tiled flooring, low flush w.c., bath, single enclosed shower unit, top mounted sink and spotlights.

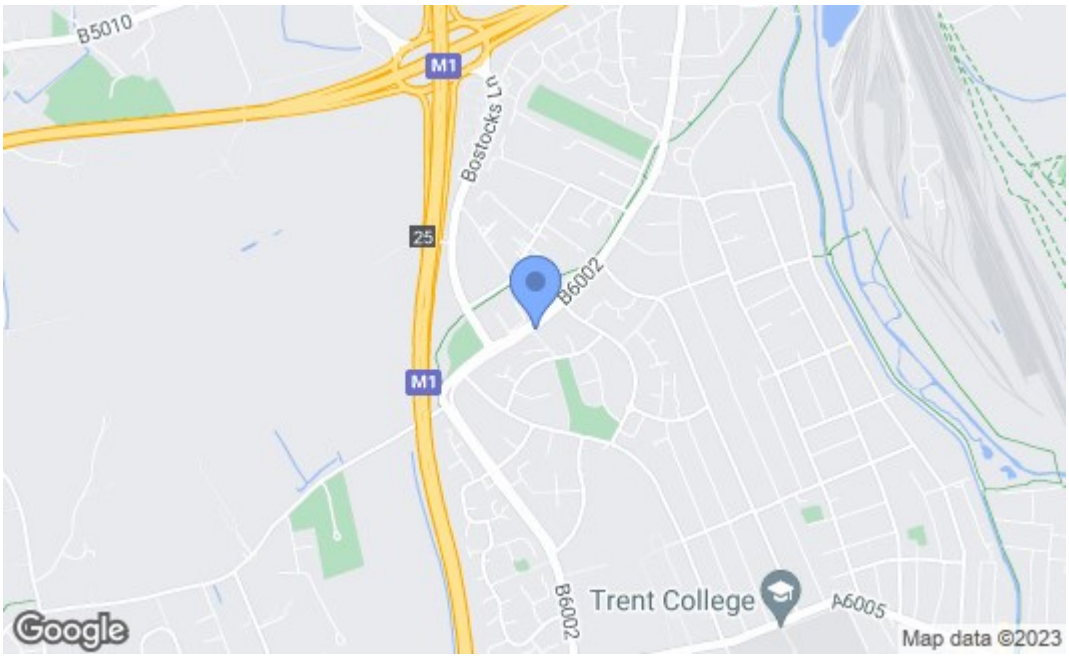
Outside
To the front there is off road parking for two vehicles. To the rear there is an enclosed garden with patio, storage shed, bar with power, pergola, lawned garden and raised flower beds.

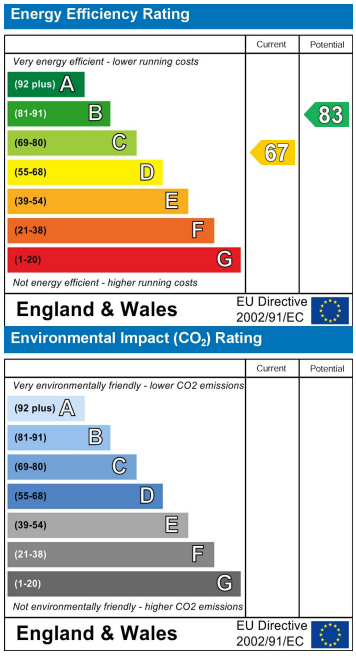
Directions
Proceed out of Long Eaton along Derby Road turning right at the traffic island into Petersham Road. At the min island continue straight over onto Longmoor Road and turn right onto the service road where the property can be found on the left.
7533AMRS

Council Tax
Erewash Borough Council Band B









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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