



Ludford Close,  
Long Eaton, Nottingham  
NG10 IPS

**£210,000 Freehold**



A TWO BEDROOM SEMI DETACHED HOUSE IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to bring to the market this deceptively spacious two bedroom semi detached house found in the popular residential location close to Long Eaton town centre and within walking distance of Long Eaton train station. There is off street parking and a private garden to the rear and this property will be a great first time buy or investment opportunity and we believe this property will have a vast amount of interest and to secure an early bird viewing to avoid disappointment.

The property is constructed of an attractive facia brick to the external elevation all under a pitched tiled roof and derives the modern benefits of double glazing and a newly fitted gas central heating boiler. The accommodation in brief comprises of an entrance hall to the side which provides access to an understairs storage cupboard, kitchen and lounge and to the rear there is a conservatory with a delightful outlook to the enclosed private garden. To the first floor there are two double bedrooms and family bathroom. Outside there is off street parking and access to the rear garden which is privately enclosed and low maintenance.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



## Hallway

Side entrance door, understairs storage cupboard and door to:

## Kitchen

12' x 8'8 approx (3.66m x 2.64m approx)

Wall and base units with roll edged work surface over, stainless steel sink and drainer, gas hob, electric oven and extractor over, space for a free standing fridge freezer, washer and dishwasher, tiled splashbacks, wall mounted boiler.

## Lounge

14' x 12' approx (4.27m x 3.66m approx)

UPVC double glazed doors to the conservatory, feature gas fireplace and radiator.

## Conservatory

11'2 x 9'7 approx (3.40m x 2.92m approx)

UPVC double glazed windows, French doors to the garden.

## First Floor Landing

The spacious landing has a UPVC double glazed window to the side, doors to:

## Bedroom 1

12' x 9'9 approx (3.66m x 2.97m approx)

Fitted wardrobes, two UPVC double glazed windows to the front and radiator.

## Bedroom 2

11'9 x 8'9 approx (3.58m x 2.67m approx)

UPVC double glazed window to the rear, fitted wardrobes and radiator.

## Bathroom

Three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., part tiled walls, overstairs cupboard and extractor.

## Outside

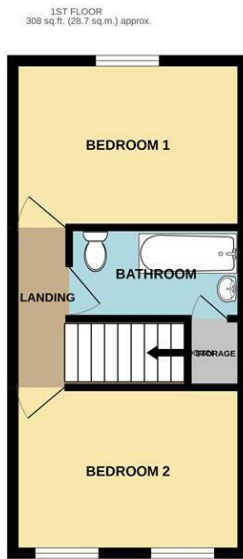
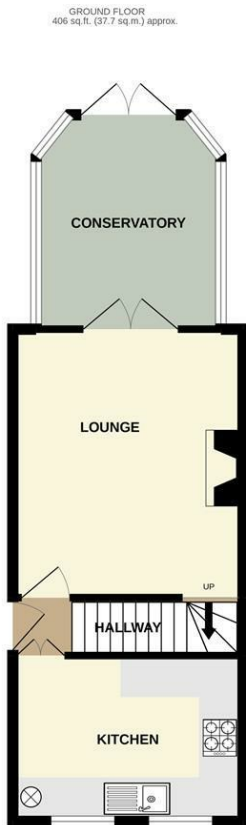
The property has great stance and curb appeal with off street parking. To the rear there is a low maintenance garden which is privately enclosed and not overlooked to the rear, patio, raised beds and garden shed.

## Directions

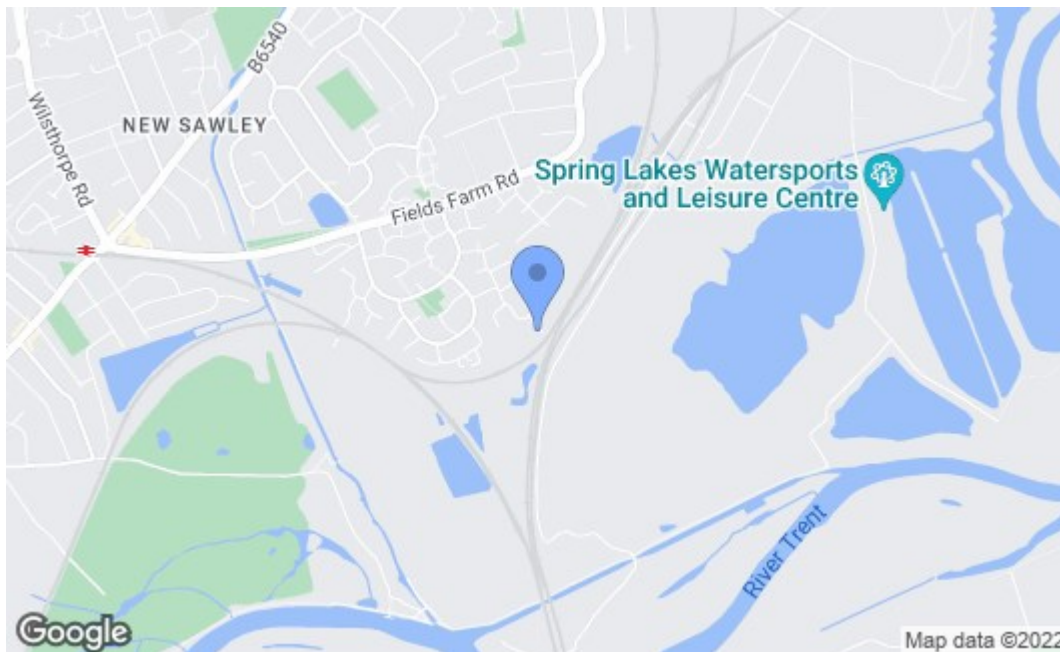
Proceed out of Long Eaton along Tamworth Road turning left at the station roundabout into Fields Farm Road. Turn right onto Bosworth Way, left into Hoselett Field Road and then follow the road round and Ludford Close is found as a cul-de-sac with the property on the left hand side.

6808AML





TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.