Robert Ellis

look no further...

Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

Price Guide £205-210,000

Freehold

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A LOVELY TWO BEDROOM SEMI DETACHED HOME SITUATED IN THE HEART OF THIS POPULAR RESIDENTIAL LOCATION ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this two double bedroom property which will provide an ideal home for a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a home which is easy to maintain and accessible to all the local amenities and facilities provided by the area. The accommodation is tastefully finished throughout and for the size and layout to be appreciated we recommend all interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief the house includes a reception hall leading into the lounge/sitting room which includes a dining area and from this room there are stairs leading to the first floor. The kitchen is positioned at the rear of the house and this is fitted with wall and base units and has integrated cooking appliances and a door leading into the conservatory which provides additional living space and connects the accommodation to the rear garden. To the first floor the landing leads to the two double bedrooms and the shower room which has a large walk-in shower. Outside there is a block paved parking area and lawn to the front with a path extending down the right hand side to a gate which takes you into the rear garden where there is a patio, lawn and decking, with the garden being kept private by having fencing to the boundaries.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links includes 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with arched inset opaque glazed panel leading to:

Reception Hall
Having an opaque double glazed window to the front, laminate flooring which extends through into the lounge/sitting room, coat hanging and a door leading into:

Lounge/Dining Room
18' x 12' approx (5.49m x 3.66m approx)
Double glazed window with fitted blind to the front and an opaque double glazed window to the side, laminate flooring, wall mounted coal effect gas fire and a radiator.

Kitchen
12' x 8' approx (3.66m x 2.44m approx)
The kitchen is fitted with white Shaker style units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink and a four ring gas hob set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, oven and drawers below, matching eye level wall cupboards, wall mounted boiler, space for an upright fridge/freezer, further work surface with a cupboard under, tiling to the walls by the work surface areas, half double glazed door leading to the conservatory, double glazed window to the rear and tiled flooring.

Conservatory
9' x 8' approx (2.74m x 2.44m approx)
This useful additional room has double glazed, double opening French doors leading out to the rear garden and double glazed windows with fitted blinds to the rear and side, double glazed eye level windows to the left hand wall and tiled flooring.

First Floor Landing
Having a hatch to the loft and doors to:

Bedroom 1
12' x 9' approx (3.66m x 2.74m approx)
Double glazed window to the front, radiator and laminate flooring.

Bedroom 2
12' x 8' approx (3.66m x 2.44m approx)
Double glazed window to the rear and a radiator.

Shower Room
The bathroom has been changed into a shower room and includes a large walk-in shower with tiling to two walls, sliding glazed door and protective screens, pedestal wash hand basin with a mixer tap and a tiled splashback with a glass shelf over and a low flush w.c., opaque double glazed window, tiled flooring, built-in storage cupboard and a chrome ladder towel radiator.

Outside
At the front of the property there is a block paved parking area, a lawn and a path running down the right hand side of the property to a gate which provides access to the rear garden.

To the immediate rear of the house there is a patio leading onto a lawn with a decked area and a shed at the bottom of the garden, with the garden being kept private by having fencing to the boundaries and at the side there is a gate providing access to the path which leads to the front. There is an outside tap and external power point provided.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and on to Fields Farm Road. Turn left into Bosworth Way and Hoselett Field Road can be found as a turning on the left.
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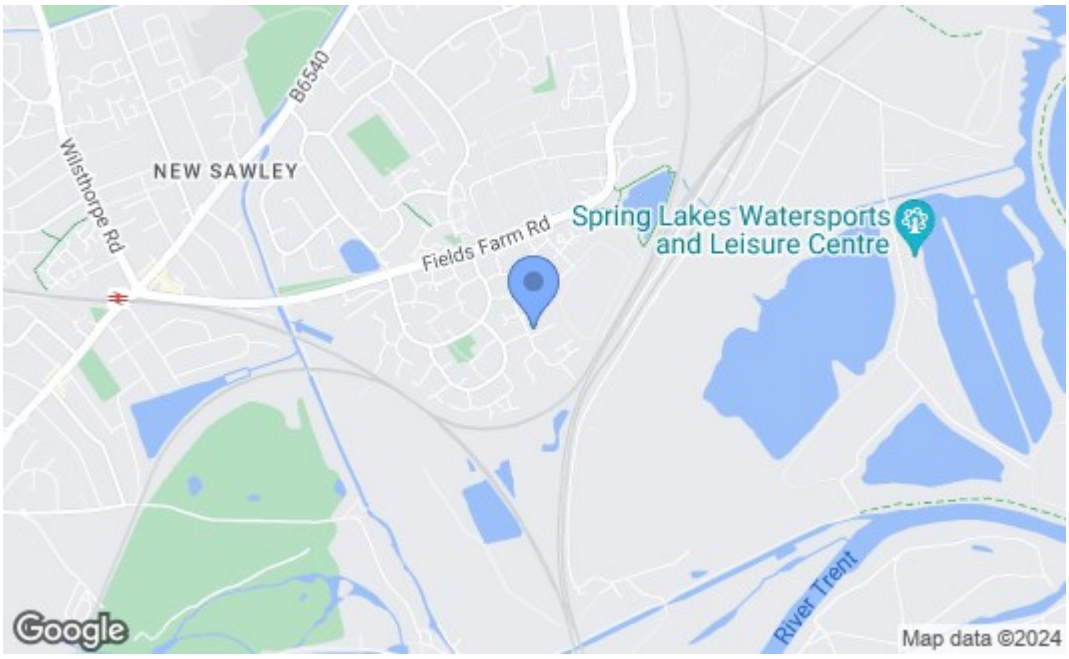
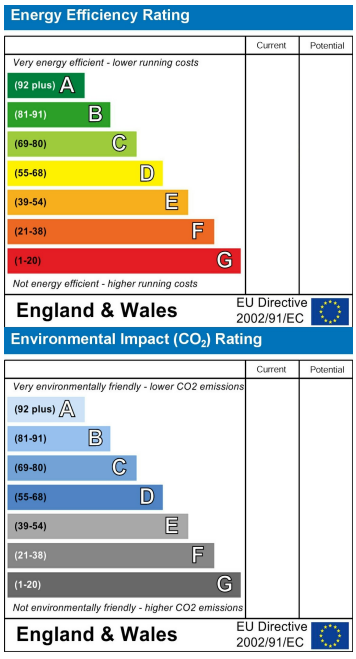
Council Tax
Erewash Borough Council Band B





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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