



Windermere Road,
Long Eaton, Nottingham
NG10 4DQ

£224,950 Freehold



A THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN REFURBISHED THROUGHOUT.

Robert Ellis are pleased to bring to the market this deceptively spacious and modern semi detached family home in this desirable location. The property has had a complete refurbishment throughout and benefits from modern conveniences such as double glazing and central heating. The property also has the benefit of off the road parking. An ideal family home and first time buy as there is no work required and you can simply move straight in.

The property is constructed of brick to the external elevations all under a pitched tiled roof and the accommodation briefly comprises of an entrance hall that leads onto the living room which then flows to the kitchen diner located at the rear and has been finished to a high standard. To the first floor there are the three bedrooms and the family bathroom. Outside there is a private enclosed rear garden laid to lawn with delightful patio and to the front the property has great stance and curb appeal and the added benefit of off street parking. An early viewing comes highly recommended to appreciate the attention to detail and finish on offer.

the property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M11, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. An early viewing comes highly recommended.



Entrance Hall

Front entrance door, stairs to the first floor, radiator, UPVC double glazed window to the front and door to:

Lounge

16'5 x 14'9 approx (5.00m x 4.50m approx)

UPVC double glazed feature bay window to the front, radiator and inset spotlights, understairs storage cupboard.

Kitchen

19'3 x 8'10 approx (5.87m x 2.69m approx)

The kitchen is a fantastic asset to the property and has an extremely high finish with wall and base units, electric oven and hob with extractor over, double glazed window and French doors to the rear garden. Integrated fridge freezer, washing machine and dishwasher, radiator, boiler housed in a matching wall cupboard, inset spotlights and access to the understairs storage cupboard.

First Floor Landing

UPVC double glazed window to the side and doors to the bedrooms and bathroom.

Bedroom 1

13'5 x 13'1 approx (4.09m x 3.99m approx)

UPVC double glazed bay window to the front, radiator.

Bedroom 2

13'1 x 10'3 approx (3.99m x 3.12m approx)

UPVC double glazed window to the rear overlooking the garden and radiator.

Bedroom 3

8'3 x 7'3 approx (2.51m x 2.21m approx)

UPVC double glazed window to the front, radiator and overstairs storage cupboard.

Bathroom

Finished to a high standard with panelled bath having shower over and mixer tap finished in black, vanity wall mounted wash hand basin and low flush w.c., radiator, tiled flooring and tiled walls with black trim, extractor fan and UPVC double glazed obscure window to the rear.

Outside

To the front the property has great stance and curb appeal

from the road, block paved driveway providing off the road parking and eco drain. To the rear there is a privately enclosed garden with a delightful patio area, gravelled edges and laid to lawn, again finished to a high standard.

Directions

Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right onto Briar Gate. At the end turn right onto Grasmere Road, second left onto Windermere Road where the property can be found on the right hand side clearly identified by our for sale board.

6610AML



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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		69	84
(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	

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