Robert Ellis

look no further. . .

16 The Spring,
Long Eaton, Nottingham
NG10 1PJ

£225,000 Freehold

0115 946 1818

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A Three/Four Bedroom detached family home on the ever popular Fields Farm Estate being sold with the benefit of no upward chain!

Robert Ellis are delighted to bring to the market a property which is ready for a new family to come and stamp their own mark on it. Being located on The Spring, which is a quiet cul-de-sac on the outskirts of Long Eaton but close to local amenities such as schools and walking distance from Long Eaton train station it is ideal for a First Time Buyer or growing family. This property offers spacious accommodation throughout. Being sold with the benefit of no upward chain.

The property is constructed of brick to the external elevation all under a tiled roof and briefly comprises an Entrance hall, Lounge/Dining Room with patio doors onto the rear garden, Kitchen, Utility Room and a Study/Bedroom 4. To the first floor there are Three Bedrooms and a family bathroom. Outside there is off the road parking for at least two cars to the front and a privately enclosed rear garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre with there also being a Sainsbury's convenience store on Tamworth Road, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include junctions 24 and 25 of the M1, East Midlands Airport, 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.

Entrance Hall
UPVC front entrance door, stairs to the first floor landing, radiator and door too

Lounge/Dining Room
11'07 x 26'03 (3.53m x 8.00m)
UPVC double glazed bay window to the front, gas fire with 'Adam' style surround, wood floor, TV point and cable internet/TV/phone point.

Kitchen
9'06 x 7'0 (2.90m x 2.13m)
wall, base and drawer units with rolled edge work surface, stainless steel sink and drainer with mixer tap over, tiled walls and splash backs, integrated 'Neff' slide and hide oven, induction hob and extractor hood over, integrated 'Smeg' dishwasher, UPVC double glazed window to the rear, Porcelain tiled floor with under floor heating, access to understairs storage and door too

Utility Room
11'0 x 7'06 (3.35m x 2.29m)
Wall and base units with roll edged work surface over, stainless steel sink and drainer, cupboard housing the gas central heating boiler, UPVC double glazed window and exit door to the rear, plumbing for automatic washing machine and space for tumble dryer, porcelain tiled floor with underfloor heating and door to:

Study/Bedroom 4
15'09 x 7'05 (4.80m x 2.26m)
Laminate Floor, UPVC double glazed window to the front, radiator and Virgin TV point.

First Floor Landing
Access to the loft, door to overstays storage cupboard with shelving and doors to:

Bedroom 1
10'02 x 8'10 plus fitted wardrobes (3.10m x 2.69m plus fitted wardrobes)
UPVC double glazed window to the front, radiator, laminate floor, fitted wardrobes with sliding doors.

Bedroom 2
11'05 x 8'10 (3.48m x 2.69m)
UPVC double glazed window to the rear, radiator, laminate floor and telephone point.

Bedroom 3
6'05 x 5'11 (1.96m x 1.80m)
UPVC double glazed window to the front, radiator, laminate floor.

Bathroom
A three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., radiator, tiled walls and splash backs, shaver point, UPVC double glazed window to the rear.

Outside
To the front of the property there is a 'Prescrete' driveway offering parking for at least two cars with a lawn and borders having mature shrubs and flowers. There is side access leading you to the rear of the property where there is a patio area immediate to the property and then the garden is mainly laid with lawn. There are borders with trees, mature shrubs and flowers and a garden shed and outside tap. The garden is enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Main Street and continue over the island at the Tappers Harker pub and onto Fields Farm Road. Take the second Bosworth Way turning on the left hand side and The Spring can be found as the first turning on the right hand side.
5553EC

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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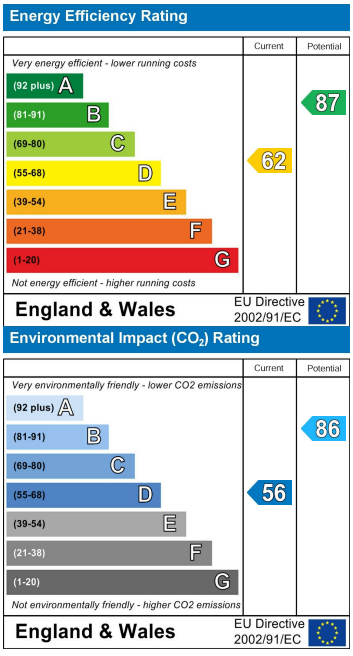

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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