



Welbeck Road,
Long Eaton, Nottingham
NG10 4GQ

£260,000 Freehold



THIS IS A WELL PRESENTED TRADITIONAL SEMI DETACHED HOUSE WITH BEAUTIFUL VIEWS AT THE REAR OVER THE EREWASH CANAL

Being located at the head of a cul-de-sac off Welbeck Road, this traditional semi detached property is well presented throughout and boasts a beautiful open aspect at the rear over the Erewash Canal and open fields. The property offers ample off road parking and a detached garage. The property modern home is offered for sale with NO UPWARD CHAIN with vacant possession being provided on completion. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place for people to live.

The property has an attractive appearance and is constructed of brick with render under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of a gas central heating system and double glazing. In brief the accommodation includes a reception hallway which has floor tiling running through into the kitchen and ground floor w.c., a through lounge which includes a dining area and has a bi fold doors opening the rear garden and canal, the modern kitchen includes integrated appliances and ranges of wall, base and other storage facilities, there is a door from the kitchen to a rear hallway which provides access to the front and rear of the property and to a most useful brick store/utility area. To the first floor there are the three double bedrooms, the master bedroom and third bedroom having ranges of fitted wardrobes and the luxurious bathroom which includes a white three piece complete with a shower over the bath position. Outside there is a garage positioned to the left of the property, car standing and a garden area to the front and a lovely garden at the rear which has been designed and landscaped to keep maintenance to a minimum and provides several areas for people to sit and enjoy outside living and has views over the canal and fields beyond.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and transport links which include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other towns and cities.



Reception Hall

Solid wood front door with double glazed leaded inset panel, tiled flooring which extends through to the dining kitchen and ground floor w.c., stairs with storage cupboard beneath leading to the first floor and radiator.

Ground Floor w.c.

Having a low flush w.c. and corner hand basin with mixer tap and tiled splashback, opaque double glazed window and radiator.

Lounge/Dining Room

19' x 12'to 10' approx (5.79m x 3.66m to 3.05m approx)

Double glazed window to the front and bi-fold doors to the rear providing views over the garden and canal, log burning stove incorporated in a chimney breast with a beamed mantle over and tiled hearth, two radiators and two wall lights.

Dining Kitchen

11'10 x 9' approx (3.61m x 2.74m approx)

The exclusively fitted and equipped kitchen has a circular stainless steel sink and mixer tap and a four ring induction hob set in a work surface which extends to three sides and has ranges of cupboards, drawers, dishwasher and integrated washing machine below. There are also two trays fitted into the base units and the corner cupboards have pull out shelving. Upright storage cupboards, one of which is shelved and the other houses the gas central heating boiler, matching eye level wall cupboards with lighting under, hood to the cooking area, double oven with cupboards above and below, tiled flooring, vertical feature radiator, space for an upright fridge and freezer and recessed spotlights to the ceiling.

Rear Hallway

Half glazed door leading out to the rear with a wooden door to the front.

Outside Utility/Store

Having power and lighting and is ideal to house a tumble dryer, freezer or other appliance.

First Floor Landing

Balustrade continued from the stairs onto the landing and opaque double glazed window to the front.

Bedroom 1

12' x 10' approx (3.66m x 3.05m approx)

Double glazed windows with views over the garden and canal to the rear, range of wardrobes and feature recess in chimney breast with timber mantle over.

Bedroom 2

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window with views over the rear garden and canal and radiator.

Bedroom 3

9' x 8' approx (2.74m x 2.44m approx)

Double glazed window to the front, double built-in wardrobe with cupboards over and radiator.

Bathroom

The luxurious bathroom is fully tiled and has a white suite including a 'P' shaped bath with mixer tap and hand held shower with a further mains flow shower over and protective screen, pedestal wash hand basin with mixer tap and low flush w.c., opaque double glazed window, chrome heated ladder towel radiator set in a recessed arch with lighting, double airing/storage cupboard with drawer below and double cupboard over and opaque double glazed window.

Outside

At the front of the property there is a garden area with car standing for at least two vehicles on the drive which provides access to the garage. There is a walk way through to the rear of the property and at the rear there is a patio area with a path leading down to a further seating area at the bottom of the garden which overlooks the canal, there is a lawned garden with beds to the side, pebbled area and the garden is kept private by having a fence to the left hand boundary. To the left of the property there are open allotments, views over the canal at the rear and fields beyond.

Garage

15' x 8' approx (4.57m x 2.44m approx)

There is a concrete sectional garage with power and an up and over door to the front and door at the rear.

Directions

Proceed out of Long Eaton along Derby Road and turn right at the bend into College Street. Proceed for some distance and turn right onto Welbeck Road. Follow the road around and the property can be found on the left as identified by our for sale board.
8614AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 44mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

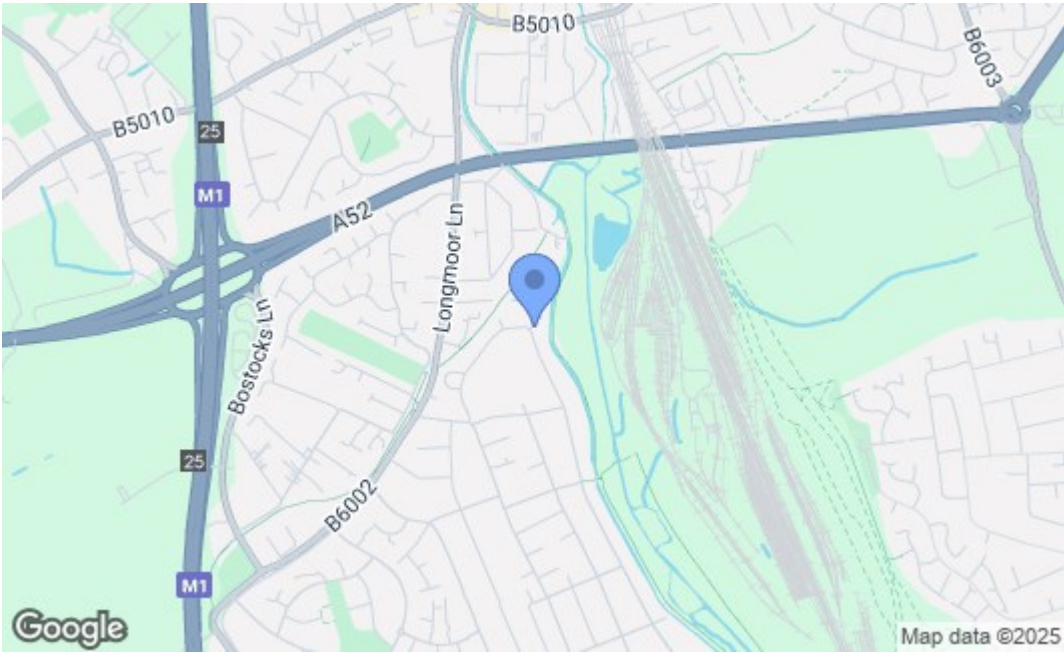
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		

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.