Robert Ellis

look no further...

Lathkilldale Crescent,
Long Eaton, Nottingham
NG10 3PD

£247,950 Freehold

THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON THIS VERY POPULAR ROAD IN THE HEART OF THE DALES ESTATE AREA OF LONG EATON.

Being positioned on Lathkilldale Crescent, this semi detached property offers a lovely home that will suit a whole range of buyers, from people buying their first property through to those who might be looking for a three bedroom family home which is close to the excellent local schools and other amenities and facilities provided by the area. The property is being sold with the benefit of vacant possession and for the size of the accommodation and privacy of the gardens at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property was originally built by Wimpey Homes and has brick to the external elevations with a pitched tiled roof with dormers to both the front and rear and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the front door the accommodation includes an open plan reception hallway which leads through into the main lounge/sitting room which has a feature fireplace and a window to the front and there are double opening doors from the lounge leading into the dining kitchen with the kitchen area being fitted with oak finished wall and base units. To the rear of the house there is a further sitting room which has patio doors leading out to the private rear garden and a door to the side. To the first floor the landing leads to the three bedrooms, all of which have ranges of built-in wardrobes/storage cupboards and the bathroom which has a white suite complete with an electric shower over the bath. Outside there is a lawned garden at the front and a wide drive to the left hand side which could provide access to the garage which is positioned at the rear. The rear garden has various patios, a lawn, flower beds and is kept private by having fencing and natural screening to the boundaries and there is a summerhouse at the bottom of the garden which will remain at the property when it is sold.

The property is within easy reach of all the amenities and facilities provided by the area which includes Asda, Tesco and Aldi stores as well as many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with arched inset glazed leaded panel and an opaque double glazed panel to the side leading to:

Lounge/Sitting Room
16'4" x 12'9" approx (5m x 3.9m approx)
The open plan lounge incorporates the original hallway and there are stairs with a balustrade leading to the first floor with a cupboard under, a feature flame effect electric fire set in an Adam style surround with an inset and hearth and a mirror to the wall above, radiator, dado rail to the walls, cornice to the wall and ceiling and doors with inset glazed panels leading to:

Dining Kitchen
16'4" x 10'2" approx (5m x 3.1m approx)
The kitchen part of this large living space is finished with oak finished wall and base cupboards and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, one of which houses the gas boiler, drawers, oven, space for an automatic washing machine and other appliances below, matching eye level wall cupboards and a hood over the cooking area, double glazed window to the side, tiled flooring in the kitchen with carpet in the dining area, dado rail to the walls internal window to the sitting room at the rear and double doors with inset glazed panels leading to:

Sitting Room
12'9" x 7'2" approx (3.9m x 2.2m approx)
The sitting room at the rear of the house is an extension to the original property and has double glazed patio doors leading out to the rear garden and an opaque double glazed door to the side, radiator, dado rail to the walls and tiled flooring.

First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing and hatch to loft.

Bedroom 1
12'9" x 9'2" approx (3.9m x 2.8m approx)
Double glazed window to the front, wardrobes and drawers to either side with a fitting and back panel to the bed position, radiator and dado rail to the walls.

Bedroom 2
10'9" x 9'10" approx (3.3m x 3m approx)
Double glazed window to the rear, a range of built-in wardrobes, radiator, airing/storage cupboard and dado rail to the walls.

Bedroom 3
9'10" x 6'2" approx (3m x 1.9m approx)
Double glazed window to the front, radiator and a double built-in shelved storage cupboard with hanging space.

Bathroom
The bathroom has a white suite including a panelled bath with a Triton electric shower over and tiling to three walls, pedestal wash hand basin, low flush w.c. with the walls by the hand basin and w.c. being tiled, ladder towel radiator, opaque double glazed window and a mirror fronted cabinet with shelving to either side.

Outside
At the front of the property there is a lawned garden with a low level wall and railings to the front and right hand boundaries. There is a driveway to the left hand side of the lawn and this runs down the side of the property where there is a gate and fence panel and if required access could be provided to the garage which is positioned at the rear of the house. There is an outside water tap and external light at the side of the property.

Between the house and garage there is a wrought iron gate leading to the rear garden where there is a patio to the immediate rear of the house with a lawn having beds to the side and a path leads to the bottom of the garden where there is a further patio area that extends behind the garage. There are raised bark beds and a summerhouse at the bottom of the garden with the garden being kept private by having fencing to the side boundaries and natural screening to the rear.

Garage
16' x 8' approx (4.88m x 2.44m approx)
The concrete sectional garage has double doors to the front, two windows to the side and power and lighting is provided within the garage.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fifth right onto Ribblesdale Road and first left onto Lathkilldale Crescent and the property can be found on the left.
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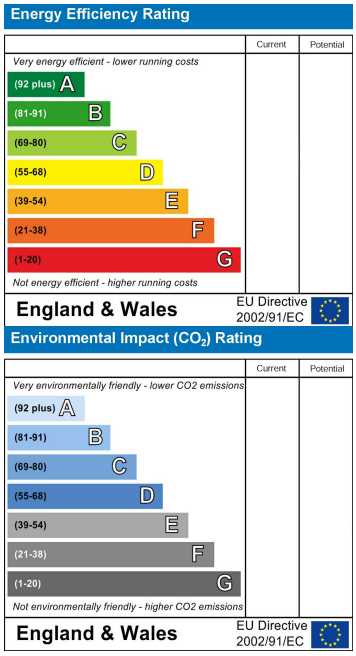
Council Tax
Erewash Borough Council Band B



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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