



27 Bosworth Way,
Long Eaton, Nottingham
NG10 1EA

£189,950 Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY WITH A DETACHED GARAGE.

Robert Ellis are delighted to bring to the market a THREE BEDROOM semi detached property situated on the popular Fields Farm development and deriving the benefit of modern conveniences such as GAS CENTRAL HEATING (boiler re-fitted in 2018) and DOUBLE GLAZING and benefits from a modern kitchen with INTEGRATED APPLIANCES. We strongly recommend an internal viewing so not to be disappointed.

The property is constructed of brick to the external elevation all under a tiled roof and briefly comprises entrance porch, hall, lounge and open plan dining kitchen with integrated appliances. To the first floor there are three bedrooms and the shower room. Outside there is OFF THE ROAD PARKING for two cars and leading to the DETACHED GARAGE and the 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, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

UPVC double glazed front entrance door and windows, tiled floor and door to:

Entrance Hall

Composite front entrance door, radiator, stairs to the first floor and door to:

Lounge

12'11" x 10'3" approx (3.94m x 3.12m approx)

Gas fire with brick surround and tiled hearth, UPVC double glazed window to the front, radiator, TV point, door to understairs storage cupboard and door to:

Dining Kitchen

10'6" x 6'11" approx (3.20m x 2.11m approx)

Wall, base and drawer units with roll edged work surfaces over, stainless steel sink and drainer with mixer tap over, splashbacks, plumbing for automatic washing machine, integrated dishwasher, integrated eye level double oven, integrated electric hob and extractor hood over, tiled floor, cupboard housing the gas central heating boiler, UPVC double glazed window and door to the rear, arch to:

Dining Area

11'2" x 8' approx (3.40m x 2.44m approx)

Fitted cupboards, integrated fridge freezer, tiled floor, UPVC double glazed window to the rear and radiator.

First Floor Landing

UPVC double glazed window to the side and doors to:

Bedroom 1

11'7" x 9'3" approx (3.53m x 2.82m approx)

UPVC double glazed window to the rear, radiator, fitted wardrobes, cupboards and drawers.

Bedroom 2

11'11" x 9'2" approx (3.63m x 2.79m approx)

UPVC double glazed window to the front, radiator.

Bedroom 3

9' x 6'8" approx (2.74m x 2.03m approx)

Overstairs storage cupboard, fitted wardrobe and drawers, UPVC double glazed window to the front, laminate flooring.

Shower Room

Shower cubicle with sliding glass screen and electric shower, low flush w.c. and wash hand basin set in vanity cupboard, tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the rear.

Outside

To the front of the property there is a lawned area with borders having flowers and a tarmac driveway offering off the road parking for two cars which leads down the side of the property and to the detached garage. There is a secure gate leading to the private enclosed garden at the rear where there is a patio area with dwarf brick wall leading to a circular patio area with slate chipped borders. There is a step up to the lawn with borders having mature shrubs and flowers, outside tap and the garden is privately enclosed with fenced boundaries.

Garage

18' x 8'3" approx (5.49m x 2.51m approx)

Up and over door, side courtesy door, light and power.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island at the Tappers Harker continue straight over and onto Fields Farm Road. Turn left onto Bosworth Way following the road around where the property can be found on the right as identified by our 'for sale' board. 5187AMEC





TOTAL FLOOR AREA: 67.35 sq. m. (724.91 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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		89
(81-91) B		
(69-80) C	66	
(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		91
(81-91) B		
(69-80) C	66	
(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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