



Thorpe Leys,  
Long Eaton, Nottingham  
NG10 1EU

**£359,995 Freehold**



THIS IS A LOVELY THREE BEDROOM DETACHED FAMILY HOME LOCATED IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Thorpe Leys, this three bedroom detached property provides a beautiful family home which has had a conservatory added to the rear from which doors lead out to the private rear garden. The property has been extremely well maintained throughout and for the quality and size of the accommodation as well as the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves. The property is well placed for easy access to Long Eaton town centre and to excellent local schools and transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof 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 the reception hall with a ground floor w.c. off, a through lounge which has a box bay window to the front with fitted shutters and an adjoining dining area, from which sliding glazed doors lead to the conservatory which is an additional room that provides a lovely place to sit and connects to the rear garden. The breakfast kitchen is exclusively fitted with white gloss soft closing units and has integrated appliances and from the kitchen there is the utility room which provides spaces for further appliances and there is a door leading from the utility room to the rear garden. To the first floor the landing leads to three good size bedrooms with the second bedroom currently being used as a dressing room having high quality wardrobes fitted to three walls and the shower room is fully tiled and has a corner shower with a mains flow shower system. Outside there is an adjoining brick garage which has a roller shutter door, a block paved driveway and off road parking, a pebbled area and coniferous hedging to the right hand boundary and to the left of the property there is a slabbed storage area for bins and other storage buildings and at the rear the private garden which has a patio with a path leading to the bottom of the garden, lawns, a further seating area to the right hand side and an established planted bed to the left and at the bottom of the garden there is a large shed/workshop building which will remain at the property when it is sold.

The property is within easy of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages within walking distance of the property and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with two outside lights leading through a security front door with three inset glazed panels to:

## Reception Hall

Stairs with balustrade and carpeted flooring leading to the first floor and having storage space below, radiator, Kamdean style flooring which extends through into the kitchen and ground floor w.c.

## Ground Floor w.c.

Being half tiled and having a white low flush w.c., hand basin with mixer tap and double cupboard below and splashback to the wall above, mirror to one wall, opaque glazed window with a fitted blind and Kamdean style flooring.

## Lounge/Dining Room

22'5 plus box bay x 11'8 to 8'6 approx (6.83m plus box bay x 3.56m to 2.59m approx)

The lounge has a double glazed box bay window with fitted shutters to the front, a wall mounted flame effect fire, cornice to the wall and ceiling, carpeted flooring, two radiators, TV point and double glazed sliding doors with fitted vertical blinds leading into:

## Conservatory

11'2 x 10'8 approx (3.40m x 3.25m approx)

Having a double glazed, double opening French doors with fitted blinds leading out to the patio at the rear of the property, double glazed windows with fitted shutters to three sides, a polycarbonate vaulted roof, two wall mounted heaters, carpeted flooring with underfloor heating and a TV aerial point.

## Breakfast Kitchen

10'4 x 9'8 approx (3.15m x 2.95m approx)

The exclusively fitted and equipped breakfast kitchen has white gloss handle-less soft closing units and includes a 1½ bowl sink with a mixer tap and a Neff induction hob set in a work surface which extends to two sides and has an integrated dishwasher, cupboards and wide drawers below, eye level oven with drawers below and cupboard above, matching eye level wall cupboards with lighting under, hood and back plate to the cooking area, feature vertical radiator, breakfast bar/eating area with shelves under at one end, tiling to the walls to the work surface areas, window with fitted vertical blinds to the rear, Kamdean style flooring, recessed lighting to the ceiling and archway leading to:

## Utility Room

7'6 x 5'5 approx (2.29m x 1.65m approx)

The utility room is fitted with a work surface with spaces for an automatic washing machine and tumble dryer and a cupboard below, matching eye level wall cupboards, Kamdean style flooring, space for a large fridge/freezer, double glazed window with fitted blind to the rear, composite door with inset opaque double glazed panel leading out to the rear garden and recessed lighting to the ceiling.

## First Floor Landing

The balustrade continues from the stairs onto the landing where there is carpeted flooring, a hatch with ladder leading to the loft and panelled doors leading to the bedrooms and shower room.

## Bedroom 1

12'2 x 12'2 to 9'5 approx (3.71m x 3.71m to 2.87m approx)

Double glazed window with fitted blind to the front, radiator, carpeted flooring and a double wardrobe with mirror sliding doors.

## Bedroom 2

10'6 x 10'3 plus wardrobes approx (3.20m x 3.12m plus wardrobes approx)

This bedroom is currently used as a dressing room and has a double glazed window with fitted blinds to the rear, ranges of quality built-in wardrobes extending to three walls which provide shelving and hanging space, carpeted flooring and a radiator.

## Bedroom 3

9'4 to 4'6 x 9'5 to 5'9 approx (2.84m to 1.37m x 2.87m to 1.75m approx)

The third bedroom has a double glazed window with fitted blind to the front, radiator, built-in storage cupboard and carpeted flooring.

## Shower Room

The shower room is fully tiled and has a large walk-in corner shower with a mains flow Mira shower, tiling to two walls, a curved glazed door and protective screens, hand

basin with mixer tap having cupboards and drawers below and a mirror fronted cabinet to the wall above, low flush w.c., chrome ladder towel radiator, opaque double glazed window with a fitted blind and tiled flooring.

## Outside

At the front of the property there is a wide block paved driveway which provides off the road parking for at least three vehicles, there is a pebbled area to the right hand side of the drive with an ornamental tree and coniferous hedging and a wall to the right hand boundary, to the left of the house there is a wooden gate and fencing which provides access to the side of the property and a low level wall to the left hand boundary.

At the rear of the property there is a slabbed patio which extends down the left hand side of the house where there is a wide storage area for bins and other storage buildings, from the patio there is a path leading down to the bottom of the garden and there are lawns to either side of the path with a further paved seating area to the right hand side where there is fencing to the boundary and to the left there is a brick edged border with established planting which helps to provide natural screening to the left hand side with the fencing also extending along the rear boundary. There are outside power points, an external water supply and lighting provided at the rear of the house and at the front of the shed/outbuilding which is positioned at the bottom of the garden.

## Shed/Workshop

15'6 x 8' approx (4.72m x 2.44m approx)

This good size building is positioned at the bottom of the garden and has double opening doors and windows to the front and power and lighting is provided within the workshop/shed.

## Garage

16'8 x 8'3 approx (5.08m x 2.51m approx)

There is an adjoining brick garage with a pitched tiled roof and this has an electric roller shutter door at the front and a personal door to the side, the boiler is housed in the garage, power and lighting is provided and there is storage in the roof space.

## Directions

From the centre of Long Eaton head out along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Take the second Bosworth Way turning on the left, first left onto Fosbrooke Drive and left again into Thorpe Leys.  
8599AMMP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

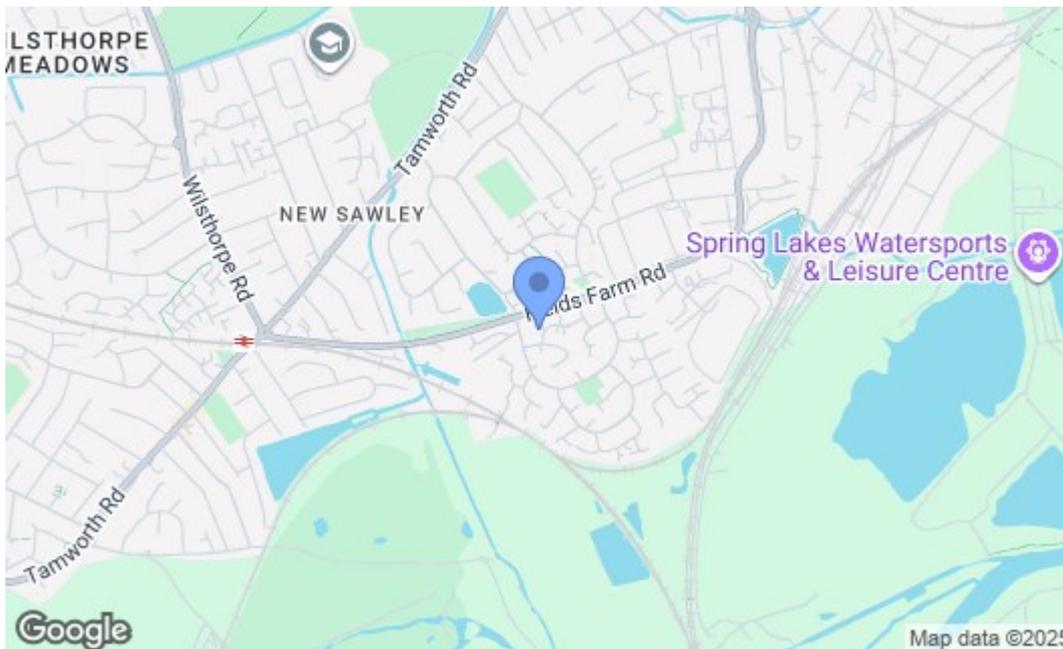
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.