



Highfield Street,
Long Eaton, Nottingham
NG10 4GY

£239,950 Freehold

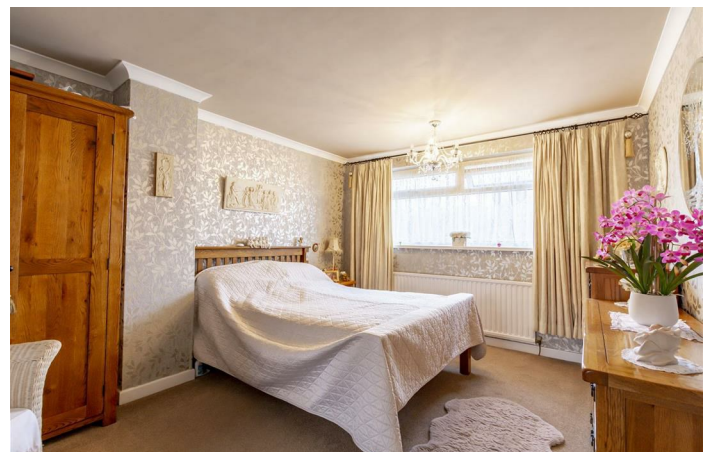


AN IMMACULATE THREE BEDROOM SEMI DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are extremely pleased to bring to the market a property that has been extended to the front and offers a large entrance hall which could also be used as a dining room or study. The property has been well maintained by the current owners and also has a kitchen, large utility room and lounge with patio doors to the rear. To fully appreciate everything this property has to offer an early internal viewing is highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating, with the boiler having been replaced approx 3 years ago, and double glazing. In brief the accommodation comprises of a spacious entrance hall, dining kitchen, large utility room and a spacious lounge. To the first floor there are three good size bedrooms, two with built-in wardrobes, bathroom and a separate w.c. Outside to the front there is off the road parking for several cars and a low maintenance privately enclosed garden to the rear.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, 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 Hall

Two radiators, storage cupboard, stairs to the first floor, composite front entrance door, UPVC double glazed window to the front, internal blinds, dado rail, coving to ceiling, telephone point and doors to:

Kitchen

15'10" x 10'4" approx (4.85m x 3.15m approx)
Wall, base and drawer units with roll edged work surface over, ceramic sink with mixer tap, tiled walls and splashbacks, cooker point, dishwasher space, table and chair space, laminate floor, UPVC double glazed window to the front with internal blinds and appliance space.

Utility Room

13'9 x 6'7 approx (4.19m x 2.01m approx)
Base units with roll edged work surface over, sink with mixer tap, tiled walls and splashbacks, composite rear exit door, UPVC double glazed window to the rear, gas central heating boiler, understairs storage cupboard, radiator, plumbing for automatic washing machine and appliance space.

Lounge

17'3 x 10'8 approx (5.26m x 3.25m approx)
UPVC double glazed patio doors and window to the rear, TV point, dado rail, coving to ceiling, gas fire with Adam style surround and radiator.

First Floor Landing

UPVC double glazed window to the side, airing/storage cupboard housing the water tank, dado rail, access to the loft and doors to:

Bedroom 1

13'3 x 10'8 approx (4.04m x 3.25m approx)
UPVC double glazed window to the rear, radiator, coving to ceiling, built-in wardrobes with mirror doors.

Bedroom 2

12'2 x 10'9 approx (3.71m x 3.28m approx)
UPVC double glazed window to the front, radiator, built-in wardrobes.

Bedroom 3

8'4 x 6'6m approx (2.54m x 1.98m approx)
UPVC double glazed window to the rear, radiator.

Separate w.c.

Low flush w.c., UPVC double glazed window to the side.

Bathroom

Panelled bath with electric shower over, wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, UPVC double glazed window with internal blinds to the front.

Outside

To the front of the property there is off the road parking for several cars with hard standing and a gravelled area, privately enclosed with a walled boundary. There is access to the side leading to a low maintenance rear garden where there is a patio area to the immediate rear leading onto a gravelled area with circular patio shapes. There are raised beds either side of the garden with shrubs and flowers and the garden is privately enclosed with fenced boundaries and there is an outside tap.

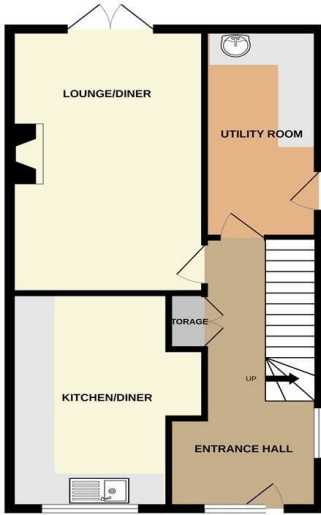
Directions

Proceed out of Long Eaton along Derby Road turning right at the bend into College Street and fifth right into Highfield Street where the property can be found as identified by our for sale board.

6596AMEC



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



25 HIGHFIELD STREET, LONG EATON

TOTAL FLOOR AREA: 1017 sq.ft. (94.4 sq.m.) approx.

While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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