



St. Albans Close,
Long Eaton, Nottingham
NG10 1QB

Price Guide £210-215,000
Freehold



SITUATED ON THIS QUIET CUL-DE-SAC IN THE HEART OF THE POPULAR FIELDS FARM DEVELOPMENT, THIS SPACIOUS THREE BEDROOM PROPERTY PROVIDES A HOME THAT WILL SUIT A WHOLE RANGE OF BUYERS.

This is a house which is extremely well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding area and it provides well proportioned accommodation arranged on two levels and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the property for themselves.

The property is constructed of brick to the external elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing. Being entered through the main entrance door at the side, the property include a reception hall, lounge/sitting room which is positioned at the front of the house, separate dining room and a well fitted kitchen. To the first floor there are the three good size bedrooms and the bathroom which has a white suite complete with a shower over the bath position. At the front of the house there is a lawn and driveway which runs down the right hand side and at the rear there is a private garden which has a patio running across the rear of the house which leads onto a lawned garden that has pebbled beds to the side. The garden is kept private by having fencing to the three boundaries and there is a wooden shed which will remain at the house when it is sold.

The property is within easy reach of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre with there being a Sainsbury's convenience store on Tamworth Road and other shops found in Sawley, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton which is a few minutes walk away and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with inset opaque glazed arched panel leading to:

Reception Hall

Built-in storage cupboard beneath the stairs, radiator and laminate flooring which extends into the dining room.

Lounge/Sitting Room

15'9 x 12'4 approx (4.80m x 3.76m approx)

Two double glazed windows to the front, coal effect gas fire set in an Adam style surround with inset and hearth, radiator, two wall lights and archway leading to:

Dining Room

8'8 x 7'8 approx (2.64m x 2.34m approx)

Double glazed patio doors leading out to the rear garden, laminate flooring and radiator.

Kitchen

9'5 x 7'5 approx (2.87m x 2.26m approx)

The kitchen is fitted with gloss finished units having stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with double cupboard, drawers and space and plumbing for an automatic washing machine below, space for an upright fridge/freezer, four ring hob set in a second work surface with cupboards and double oven under, matching eye level wall cupboards, hood and back plate to the cooking area, double glazed window to the side, wall mounted boiler, half double glazed door leading out to the rear and tiled flooring.

First Floor Landing

Opaque double glazed window to the side, balustrade continued from the stairs onto the landing, hatch to loft and large built-in shelved storage cupboard.

Bedroom 1

10'10 x 9'5 approx (3.30m x 2.87m approx)

Double glazed window to the front and radiator.

Bedroom 2

10'8 x 9'5 reducing to 8'2 approx (3.25m x 2.87m reducing to 2.49m approx)

Double glazed window to the rear and radiator.

Bedroom 3

7'7 x 7'5 approx (2.31m x 2.26m approx)

Double glazed window to the rear and radiator.

Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap/shower, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath, sink and w.c. areas, opaque double glazed window and ladder heated towel radiator.

Outside

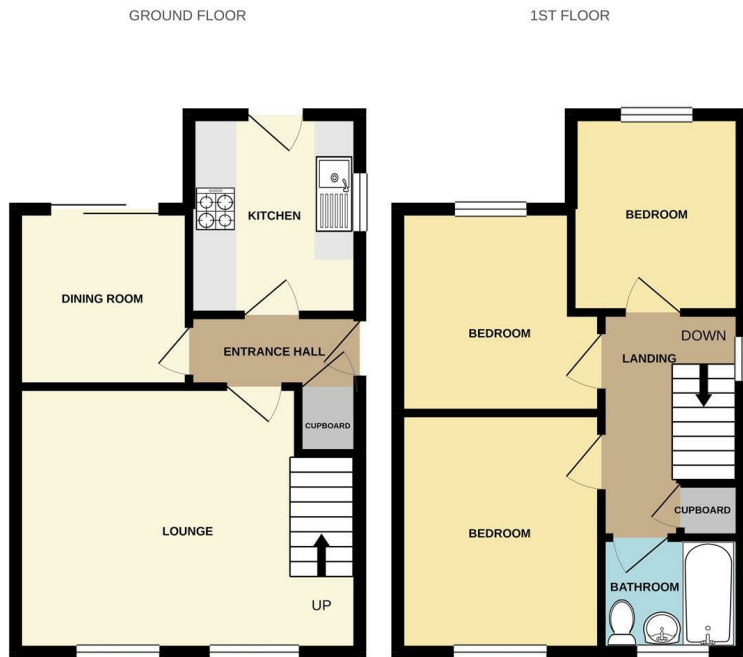
At the front of the property there is a lawn and a slabbed driveway which runs down the right hand side of the house. At the rear of the property there is a slabbed patio extending across the rear of the house and this leads onto a lawn which has gravelled beds to the sides and the garden is kept private by having fencing to the three boundaries. There is also a wooden shed which will remain at the property when it is sold and there is outside lighting and an outside water supply provided.

Directions

Proceed out of Long Eaton along Main Street and at the island with the Tappers Harker pub continue directly across and into Fields Farm Road. Turn left onto Bosworth Way, left again onto Tewkesbury Road and right into St Albans Close and the property can be found on the right as identified by our for sale board.

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Whilst 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			
(81-91) B			81
(69-80) C		65	
(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 (CO₂) 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.