



Meynell Road,  
Long Eaton, Nottingham  
NG10 1AF

**£235,000 Freehold**





THIS IS A THREE BEDROOM SEMI DETACHED HOUSE OFFERING WELL PROPORTIONED ACCOMMODATION WITH A PRIVATE SOUTH-FACING REAR GARDEN.

Being located in this most sought-after residential area of the outskirts of Long Eaton, this three bedroom property provides a lovely home which we are sure will appeal to a whole range of buyers from those buying their first property through to families who are looking for a three bedroom property which is close to excellent local schools and many other amenities and facilities.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives with benefits from having gas central heating and double glazing. The property is entered through a stylish composite front door and includes reception hall from which stairs lead to the first floor and doors take you to the through lounge which includes a dining area and has double opening double glazed French doors leading out to the private South-facing rear garden. The kitchen is extremely well fitted with an extensive range of wall and base units and has integrated cooking appliances. To the first floor, the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite with a mains flow shower over the bath. Outside, there is a block paved drive and lawned garden to the front, double wooden gates at the side lead to a block paved driveway which provides an ideal play/storage area and there are two wooden bike stores/sheds. At the rear there is a block paved patio with steps leading to a lawn, there is a shed in the bottom right hand corner of the garden and the South-facing garden is kept private by having fencing to the three boundaries.

The property is only a few minute's drive away from Long Eaton town centre where there is Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, schools for all ages within walking distance of the property, and the excellent transport links include Junctions 24 and 25 of the M1, the Skylink bus runs along Tamworth Road and this takes you to Castle Donington and East Midlands Airport, there are stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with tiled flooring and outside light with a stylish composite front door with two inset glazed panels and a matching double glazed side panel leading to the :

## Reception Hall

Stairs with cupboard under where the gas/electricity meters and electric consumer unit are housed and having a feature balustrade leading to the first floor, radiator in a housing, cornice to the wall and ceiling, laminate flooring which extends to the through lounge, and doors with inset glazed panels leading to the lounge and kitchen.

## Through Lounge & Adjoining Dining Area

24'2 x 10'10 reducing to 8'7 (7.37m x 3.30m reducing to 2.62m)

This main through reception room has a double glazed window to the front with double glazed double opening French doors with matching side panels leading out to the rear garden, laminate flooring, recess in the chimney breast, cornice to the wall and ceiling, two radiators and two wall lights.

## Kitchen

10'6 x 7'9 (3.20m x 2.36m)

The kitchen is finished with woodgrain effect units having brushed stainless steel fittings and includes a double corner sink with a mixer tap and a four ring gas hob set within the work surface extending to three sides with cupboards, an integrated dishwasher, housing for an automatic washing machine and drawers below, fan oven with drawers below and cupboard which provides housing for a microwave above, matching eye level wall cupboards with lighting under, pelmet with recessed lighting over the double glazed window which looks out to the rear, housing for a fridge/freezer with an upright cupboard to the side, tiling to the walls by the work surface areas and tiled flooring, double glazed door leading out to the rear garden and a hood with pelmet to the cooking area.

## First Floor Landing

A feature balustrade continues from the stairs to the landing, etched double glazed window to the side, hatch with ladder to the boarded loft which has a light and a newly installed gas boiler is housed in the attic space and cornice to the wall and ceiling.

## Bedroom 1

12'5 x 9'9 (3.78m x 2.97m)

Double glazed window to the front and radiator.

## Bedroom 2

11' x 9'9 (3.35m x 2.97m)

Double glazed window to the rear and radiator.

## Bedroom 3

9'4 x 6'9 (2.84m x 2.06m)

Double glazed window to the front and radiator.

## Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with mixer taps and a mains flow shower over with a protective glazed screen, pedestal wash hand basin with a mixer tap and a mirror to the wall above, and a low flush WC, radiator with a towel rail over, extractor fan, recessed lighting to the ceiling and double opaque glazed windows to the rear and side.

## Outside

At the front of the property there is a block paved driveway and a path runs across the front of the house, a lawn with a barked border to the left hand side, to the right hand side of the property there are double wooden gates which provide access down the side of the property and to the rear garden.

At the rear of the property there is a block paved patio area with steps leading to a lawn, at the side of the house there is further block paving which provides an ideal storage/play area and there are two store sheds positioned on this block paved area with a further shed being located in the bottom right hand corner of the garden. The South-facing garden is kept private by having fencing to the three boundaries and an outside tap and external lighting is provided at the rear of the property.

## Directions

Proceed out of Long Eaton along Tamworth Road and prior to the canal bridge turn left into Wyvern Avenue. Bear left onto Lynden Avenue and follow the road along and as the road bends to the left turn right onto Meynell Road where the property can be found on the right hand side.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 47mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

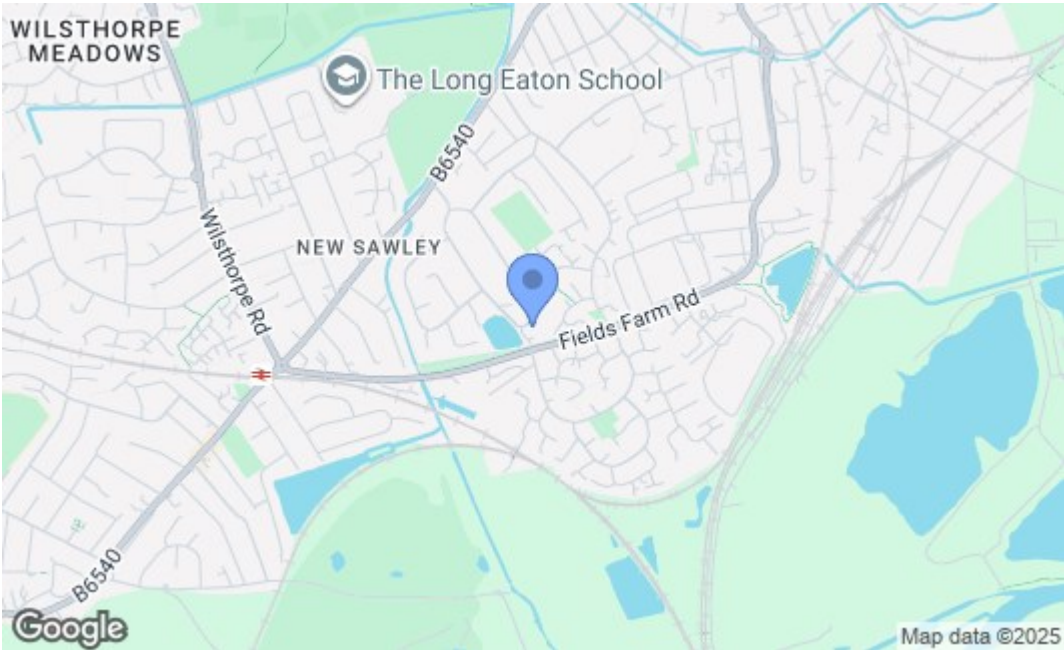
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (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 <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 |         |           |
| 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.