Plot 2, Collingwood Road,
Long Eaton, Nottingham
NG10 1DU

£250,000 Freehold

A THREE BEDROOM SEMI DETACHED PROPERTY CURRENTLY UNDER CONSTRUCTION.

Welcome to Collingwood Road, Long Eaton.

In brief the accommodation comprises of an Entrance hall, lounge, dining kitchen and cloaks/w.c. to the ground floor. To the first floor there are three bedrooms and family bathroom, with the master bedroom having an en-suite shower room. Outside there is parking for two cars and a privately enclosed rear garden.

Offering a high specification you will have choices of kitchen door style and flooring and a choice of Porcelanosa ceramic wall tiles and flooring for the bathrooms although discussions can be held for further extras.

This is a development comprising of two and three bedroom properties offering modern luxury living. Long Eaton is an ever popular location with Collingwood Road being located within walking distance of Long Eaton train station, bus routes and schools for all ages as well as West Park Leisure Centre. The area also offers excellent public transport links which include East Midlands Parkway being located three miles away and also close to J25 of the M1 and to the A52 with J24 giving links to the A42 and A50 providing access to Derby, Leicester and East Midlands Airport.

Entrance Hall

Living Room 18'9" x 10'9" approx (5.74m x 3.28m approx)

Dining Kitchen 18'9" x 11'1" max (5.74m x 3.39m max)

Ground Floor w.c.

First Floor Landing

Bedroom 1 12'3" x 10'8" approx (3.75m x 3.27m approx)

En-Suite

Bedroom 2 10'11" x 10'8" approx (3.33m x 3.26m approx)

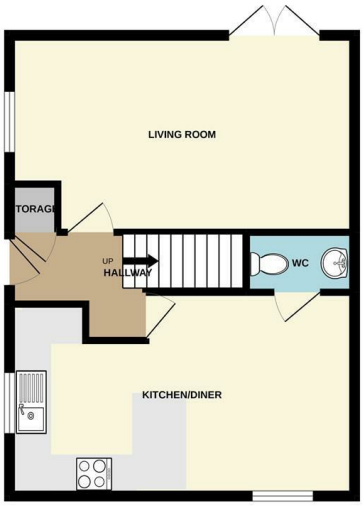
Bedroom 3 8'1" x 7'6" approx (2.47m x 2.31m approx)

Bathroom

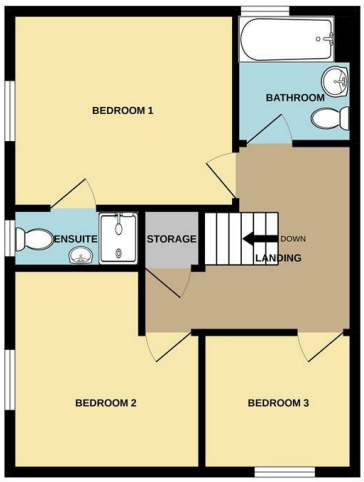
Outside

Directions
Proceed out of Long Eaton along Tamworth Road and after passing the fire station on the right, take the left hand turning into Nelson Street which then becomes Collingwood Road.

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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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