Robert Ellis

look no further...







Elgar Drive,
Long Eaton, Nottingham
NG10 3PY

Price Guide £280-290,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

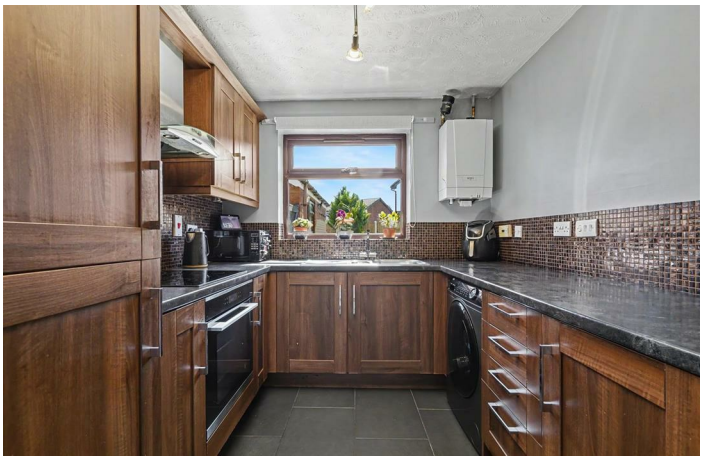


A WELL PRESENTED THREE BEDROOM DETACHED HOME SITUATED ON THE POPULAR ELGAR DRIVE, IDEAL FOR FAMILY LIVING.

Robert Ellis are pleased to bring to the market this attractive detached property which is well presented throughout and offers spacious, well proportioned accommodation. The home benefits from a good sized rear garden, providing an excellent outdoor space for families and entertaining.

The accommodation includes a comfortable lounge, fitted kitchen and dining area, along with three well proportioned bedrooms, with the master benefitting from an en-suite, and a family bathroom. Externally, the property offers ample off road parking to the front and a detached garage, providing additional storage or parking. Situated in a sought after residential location, the property is ideally placed for access to the train station, local amenities and transport links. An internal viewing is highly recommended to fully appreciate the condition and location on offer.

The property is well placed for the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there is a Sainsbury's convenience store on Tamworth Road and more shops found in Sawley, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, walks at the picturesque Trent Lock and in the nearby countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Door to the front, stairs to the first floor, radiator and doors to:

Living Room
15'2 x 12'1 approx (4.62m x 3.68m approx)
Box bay window to the front, radiator, TV point, open to:

Dining Room
11'4 x 7'3 approx (3.45m x 2.21m approx)
Double glazed French doors to the rear, radiator and door to:

Kitchen
10'9 x 7'10 approx (3.28m x 2.39m approx)
With a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer, electric oven, four ring induction hob and extractor over, plumbing for a washing machine, integrated fridge freezer, double glazed window to the rear, door to the side, storage cupboard and radiator.

First Floor Landing
Loft access hatch, airing/storage cupboard and doors to:

Bedroom 1
12'11 x 8'11 approx (3.94m x 2.72m approx)
Double glazed window to the front, radiator and door to:

En-Suite
Single shower cubicle, low flush w.c., pedestal wash hand basin, double glazed window to the side, heated towel rail.

Bedroom 2
11'11 x 8'11 approx (3.63m x 2.72m approx)
Double glazed window to the rear, radiator.

Bedroom 3
8' x 6'4 approx (2.44m x 1.93m approx)
Double glazed window to the front, radiator.

Bathroom
Panelled bath, low flush w.c., pedestal wash hand basin, heated towel rail, part tiled walls and double glazed window to the rear.

Outside
To the front of the property there is a garden laid to lawn and driveway providing ample off road parking leading down the side and the garage

To the rear there is a block paved patio, greenhouse, recently re-fenced in sections, laid mainly to lawn.

Garage
Detached single garage with up and over door, side personnel door and window.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin and first right into Elgar Drive.
9277CO

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 5mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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





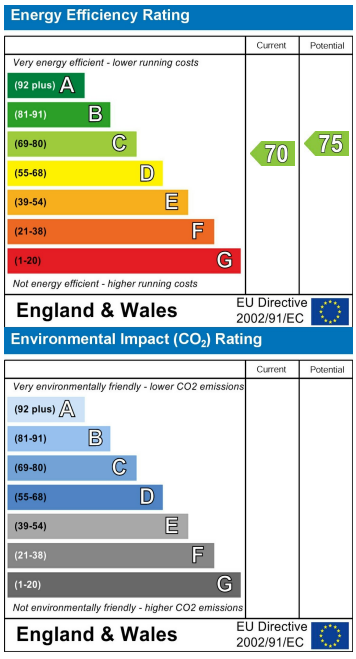












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818