Robert Ellis

look no further...

Spinney Road,
Long Eaton, Nottingham
NG10 4HW

£209,950 Freehold

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A THREE BEDROOM SEMI DETACHED PROPERTY WITH LOTS OF OUTSIDE SPACE GIVING THE POTENTIAL TO EXTEND IF REQUIRED.

Robert Ellis are delighted to bring to the market a property that has been extended to the rear and offers lots of space throughout and benefits from a separate utility room/study on the ground floor and a particular feature of this property is the outside space. There is off the road parking to the front and a driveway at the side big enough to drive a car or caravan to the rear or giving room to add an extension if required, subject to necessary permissions. The rear garden is also of a good size. The property is within walking distance of all the shopping facilities and schools provided by the area, all of which have helped to make this a very popular and convenient place for people to live. An internal viewing is a must to fully appreciate everything this property has to offer.

The property derives the benefit of gas central heating and double glazing and an internal viewing is a must to fully appreciate the accommodation on offer. In brief the accommodation comprises of an entrance hall, lounge with bay window, separate dining room, utility/study and kitchen. To the first floor there are two double bedrooms and a shower room. To the second floor there is the third bedroom. Outside, as previously mentioned, there is off the road parking to the front with a driveway leading down the side elevation and onto the enclosed rear garden.

The property is found within only a couple of minutes drive of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, the Trent College and The Elms Independent Schools along with excellent State Schools all within walking distance as are health care and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 providing easy access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, stairs to the first floor, tiled floor and door to:

Lounge
14'9 x 12'3 approx (4.50m x 3.73m approx)
UPVC double glazed bay window to the front, exposed floorboards, TV and telephone point, gas fire with Adam style surround and open to:

Dining Room
11' x 10'4 approx (3.35m x 3.15m approx)
Exposed floorboards, radiator, door to understairs pantry and door to:

Utility/Office
Plumbing for automatic washing machine, telephone point, gas central heating boiler and double glazed window to the side.

Kitchen
10'2 x 9'7 approx (3.10m x 2.92m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, hob and extractor hood over, appliance space, tiled floor, door to large pantry/storage room, UVPC double glazed window to the rear and composite stable style rear exit door.

First Floor Landing
With doors to:

Bedroom 1
17' x 12' approx (5.18m x 3.66m approx)
Two UPVC double glazed windows to the front, exposed varnished floorboards and radiator.

Bedroom 2
11'7 x 9'4 approx (3.53m x 2.84m approx)
UPVC double glazed window to the rear, exposed floorboards and radiator.

Shower Room
A walk-in shower area with shower from the mains and a glass screen, chrome heated towel rail, low flush w.c., wash hand basin, fully tiled walls and splashbacks and tiled floor. UPVC double glazed window to the rear.

Attic Room
16'10 x 8' approx (5.13m x 2.44m approx)
Double glazed window to the side.

Outside
To the front of the property there is a garden area with flowers and mature shrubs and a path leading to the front door. There is a tarmacadam driveway leading you to double gates which continues down the side elevation into the rear garden. There is a patio area to the immediate rear of the property and a large pond, path to the astroturf lawn with borders surrounding the garden full of mature flowers and shrubs, all privately enclosed with fenced boundaries and there is a garden shed and greenhouse.

Directions
Proceed out of Long Eaton along Derby Road taking the right hand turning into College Street. Proceed for some distance where Spinney Road can be found on the right and the property can be identified by our for sale board.
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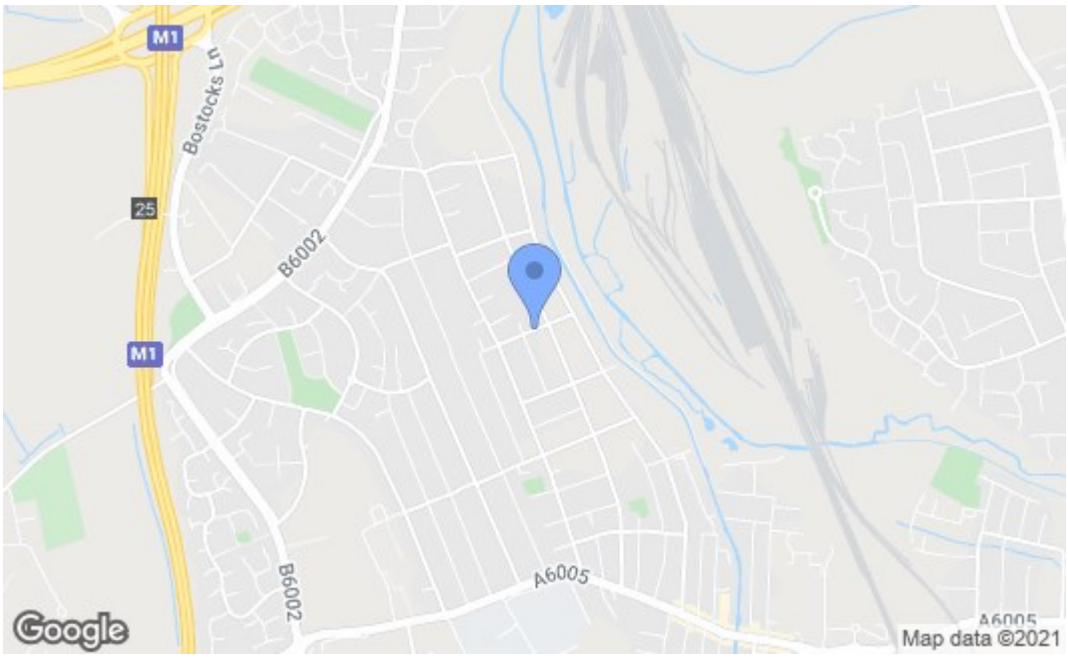

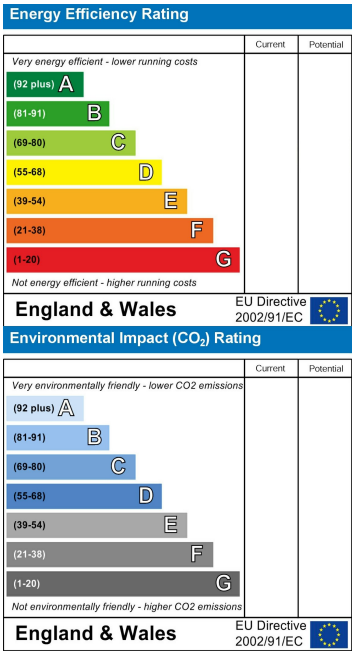

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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