Robert Ellis

look no further...

Grasmere Road,
Long Eaton, Nottingham
NG10 4DZ

Price Guide £225-230,000

Freehold

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A WELL PRESENTED SEMI DETACHED HOME WITH A LARGE REAR GARDEN.

Robert Ellis are pleased to bring to the market this well presented and spacious semi detached home. Offering three bedrooms and a great sized rear garden, this property really needs to be viewed to be appreciated. The property ideally located within close proximity to local shops and amenities. The property benefits from gas central heating and double glazing and offers no onward chain.

In brief, the property comprises of an entrance hallway, bay fronted lounge, kitchen diner opening on the rear garden to the ground floor and three bedrooms, bathroom and separate WC completing the first floor accommodation. To the front of the property there is blocked paved hard standing with side access to the rear garden. The rear garden is mainly lawned and is a great external space with a patio and also a wooden shed and is enclosed by fencing.

The property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Double glazed door to the front, laminate flooring and a radiator, stairs to the first floor and doors to:

Lounge
13'6 x 10'11 plus bay approx (4.11m x 3.33m plus bay approx)
Double glazed bay window to the front, radiator, TV point.

Kitchen Diner
10'4 x 9'8 approx (3.15m x 2.95m approx)
Double glazed window and patio doors to the rear, tiled flooring, radiator, double glazed door to the side, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob and extractor over, space for a fridge freezer, understairs storage cupboard and part tiled walls.

First Floor Landing
Loft access via drop down ladders to fully boarded loft on floor and ceiling with light and power sockets.
Double glazed window to the side, doors to:

Bedroom 1
14'3 x 11'7 approx (4.34m x 3.53m approx)
Double glazed window to the front and a radiator.

Bedroom 2
14'3 x 10'6 approx (4.34m x 3.20m approx)
Double glazed window to the rear, laminate flooring and a radiator.

Bedroom 3
8'1 x 8'10 approx (2.46m x 2.69m approx)
Double glazed window to the front and a radiator.

Shower Room
Double glazed window to the rear, chrome heated towel rail, double shower cubicle with wall mounted shower, chrome heated towel rail, part tiled walls.

Separate w.c.
Low flush w.c., double glazed window to the rear.

Outside
To the front of the property there is block paved hard standing offering off street parking for three cars.

Large rear garden, enclosed with fencing, patio area, lawned garden with side access. There is also a wooden shed.

Directions
Proceed out of Long Eaton along Derby Road and turn right into College Street. At the roundabout with Longmoor Lane turn left where Grasmere Road can be found as a turning on the left and the property found on the left as identified by our for sale board.
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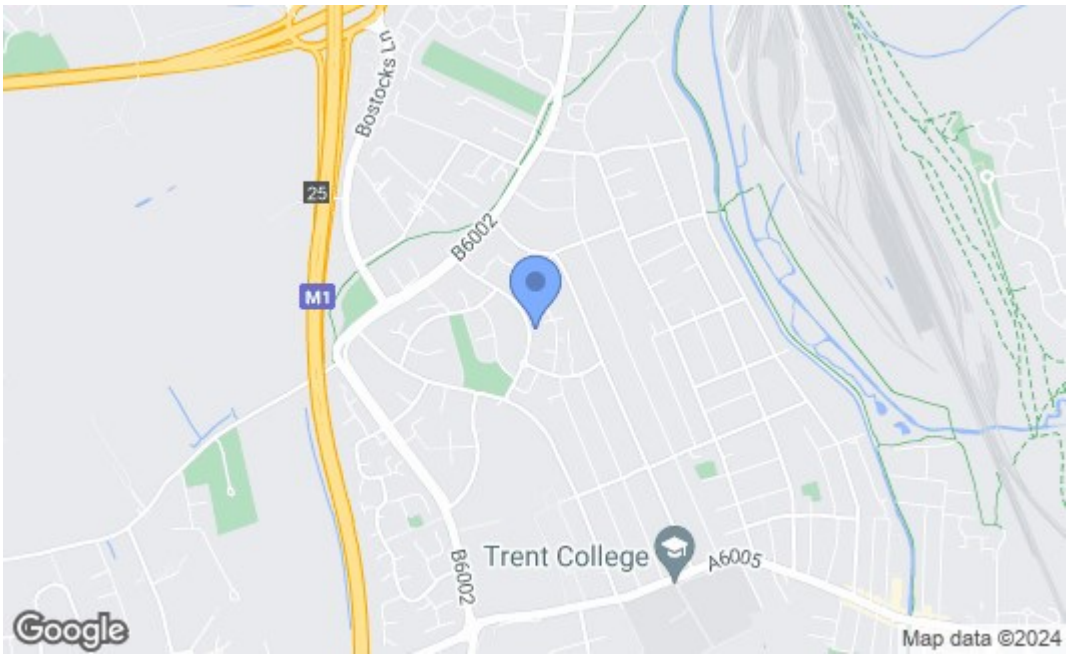
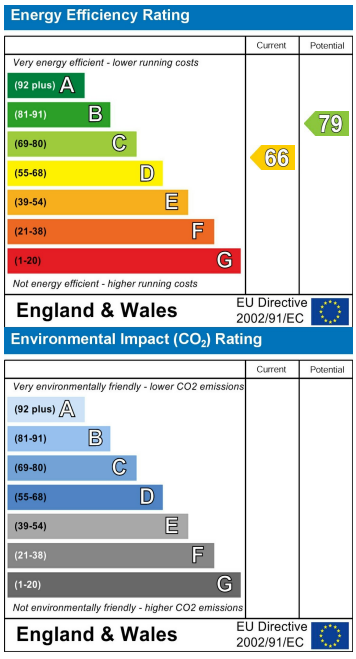
Council Tax
Erewash Borough Council Band B





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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