Robert Ellis

look no further...

Speedway Close,
Long Eaton, Nottingham
NG10 2GL

£240,000 Freehold

0115 946 1818

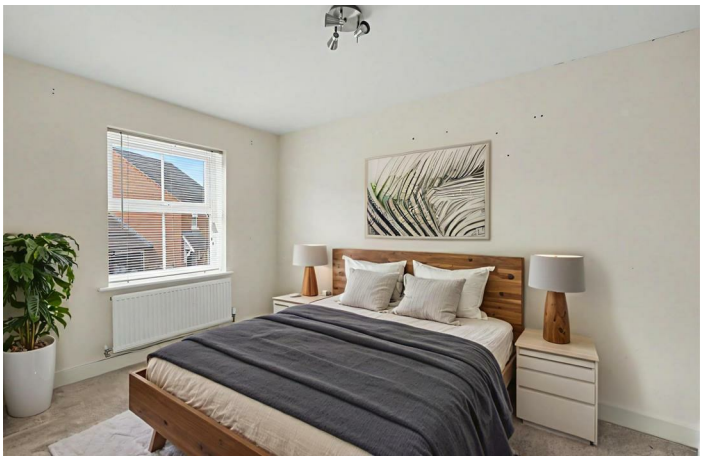
/robertellisestateagent @robertellisea

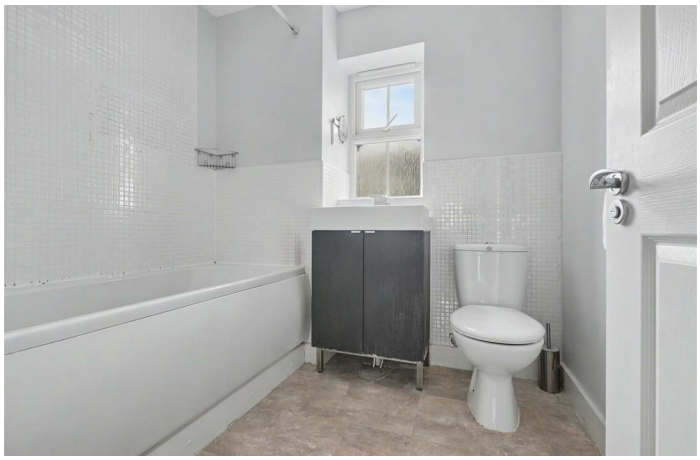
A WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME LOCATED ON POPULAR SPEEDWAY CLOSE IN LONG EATON BEING SOLD WITH NO UPWARD CHAIN AND A £5000 CASH BACK INCENTIVE FOR AN AUGUST MOVE

Originally built by Davidson Homes, this newer property has been constructed to a high specification and enjoys a peaceful setting within a quiet cul-de-sac. The property benefits from two private parking spaces. Inside, the accommodation begins with an entrance hall leading to a comfortable lounge and a spacious open-plan kitchen diner, complete with integrated appliances, a useful lobby to the downstairs W.C., and a large walk-in pantry—a rare and valuable feature in modern homes. Upstairs, there are three double bedrooms and a contemporary family bathroom. Externally, the property offers a low-maintenance enclosed rear garden with artificial lawn, along with a driveway for two vehicles. This is an excellent opportunity to secure a high-quality home in a sought-after location. Early interest is encouraged.

The property comprises, through the front door, a welcoming entrance hall with a door leading into the spacious front lounge, featuring an electric fire. From here, you enter the open-plan kitchen diner, fitted with beech-effect shaker-style wall, drawer and base units, along with several integral appliances including a hob, oven and dishwasher. There is ample space for a dining table, as well as a large walk-in pantry providing valuable additional storage. A rear lobby gives access to the downstairs W.C. and a door leading out to the garden. To the first floor, the landing leads to three double bedrooms, two of which include freestanding wardrobes, along with the family bathroom, fitted with a vanity unit and a panelled bath with shower over. The property benefits from gas central heating and double glazing throughout. Outside, the rear garden has been landscaped for easy maintenance, featuring a patio area, artificial lawn and a large garden shed for storage. The property also benefits from two dedicated parking spaces to the side—an excellent advantage within modern developments.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages with The Grange school being positioned almost adjacent to the property, there are health care and sports facilities, walks in the nearby Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby.





Entrance Hall
6'6 x 4'2 approx (1.98m x 1.27m approx)
Wooden front door with inset glazed panel, carpeted flooring, radiator, ceiling light, fuse board, door to the lounge and stairs to the first floor.

Lounge
15'3 x 11'3 approx (4.65m x 3.43m approx)
UPVC double glazed window to the front, radiator, grey carpeted flooring, ceiling light, TV and electric fireplace.

Kitchen Diner
11'5 x 12'9 approx (3.48m x 3.89m approx)
UPVC double glazed window to the rear, tiled floor, ceiling light, radiator, door to walk-in pantry and door to rear lobby with access to the w.c. The kitchen comprises of wooden wall, drawer and base units to two walls with black laminate work surface over, splashback, access to the boiler in a cupboard, space for a dishwasher, space for a tall free standing fridge freezer, space for a washing machine and tumble dryer, built-in cooker with four ring electric hob, stainless steel splashback and extractor above, stainless steel sink.

Pantry
With tiled flooring, light and shelving.

Rear Lobby
5'4 x 5'4 approx (1.63m x 1.63m approx)
Wooden door with inset obscure glazed panel, tiled floor, ceiling light, radiator and door to:

Cloaks/w.c.
5'5 x 4'1 approx (1.65m x 1.24m approx)
Tiled flooring, ceiling light, extractor fan, chrome towel radiator, low flush w.c., wink with storge below, mixer tap and tiled splashback.

First Floor Landing
11'5 x 6'8 approx (3.48m x 2.03m approx)
Carpeted flooring, radiator, ceiling light, loft access hatch, door to airing/storage cupboard and doors to:

Bedroom 1
8'2 x 15'5 approx (2.49m x 4.70m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, two ceiling lights and free standing wardrobes.

Bedroom 2
8'2 x 13'8 approx (2.49m x 4.17m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, TV point and free standing wardrobes.

Bedroom 3
11'8 x 6'9 approx (3.56m x 2.06m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and TV point.

Bathroom
6'8 x 6'9 approx (2.03m x 2.06m approx)
Obscure UPVC double glazed window to the front, vinyl flooring, ceiling light, extractor fan, chrome towel radiator, low flush w.c., sink with modern mixer tap with storage below, panelled bath with mains fed shower over and tiled splashback.

Outside
The front is set back from the road with parking to the left and access to the rear garden.

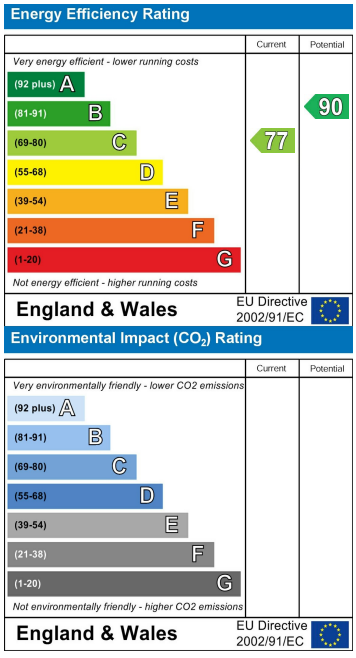
There is a patio area with artificial lawn and patio, two sheds.

Directions
Proceed out of Long Eaton along Nottingham Road and turn right onto Circuit Drive. Follow the road around and turn right into Speedway Close.
9005JG

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
Broadband Speed - Standard 16mbps Superfast 1mbps 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

Agents Notes
There are AI photos on this property.



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