



Marlborough Road,  
Long Eaton, Nottingham  
NG10 2BS

**O/O £230,000 Freehold**



A SUPERB THREE BEDROOM DOUBLE FRONTED FAMILY HOME LOCATED WITHIN A QUIET AND SOUGHT AFTER CUL-DE-SAC.

Robert Ellis are delighted to bring to the market this attractive period family home which enjoys excellent kerb appeal thanks to its double fronted design and single storey bay window to the front aspect.

The property offers well-proportioned and well-presented accommodation including two reception rooms, a modern kitchen, separate utility room and a convenient ground floor WC, making it ideal for modern family living. To the first floor there are three good-sized bedrooms and a family bathroom.

The property is located close to Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre. There are schools for all ages, healthcare and sports facilities. walks in the picturesque Attenborough Nature Reserve and excellent transport links including J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 providing direct access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, tiled flooring, doors to:

### Lounge

11'8 x 11'11 approx (3.56m x 3.63m approx)

Double glazed bay window to the front, coving, radiator.

### Dining Room

11'9 x 11'11 approx (3.58m x 3.63m approx)

Double glazed windows to the front and rear, radiator.

### Kitchen

9'4 x 9'5 approx (2.84m x 2.87m approx)

Double glazed window to the side, wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, part tiled walls, tiled flooring, radiator and door to:

### Utility

Double glazed window to the side, plumbing for a washing machine, base units and door to:

### w.c.

Low flush w.c., vanity wash hand basin, wall mounted towel rail.

### First Floor Landing

Radiator, doors to:

### Bedroom 1

14'4 x 12' approx (4.37m x 3.66m approx)

Double glazed windows to the front and rear, radiator and storage cupboard.

### Bedroom 2

11'8 x 11'11 approx (3.56m x 3.63m approx)

Double glaze window to the front, radiator.

### Bedroom 3

9'3 x 9'6 approx (2.82m x 2.90m approx)

Double glaze window to the rear, radiator and boiler.

### Shower Room

Single shower cubicle, low flush w.c., pedestal wash hand basin, wall mounted towel rail, double glazed window to the side.

### Outside

To the front of the property there is shared access to the rear, more suitable for a motorbike than vehicle, leading to the rear garden.

The rear garden has a detached garage and several vegetable patches.

### Directions

Proceed out of Long Eaton along Nottingham Road where Marlborough Road can be found on the right.  
9046CO

### Council Tax

Erewash Borough Council C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

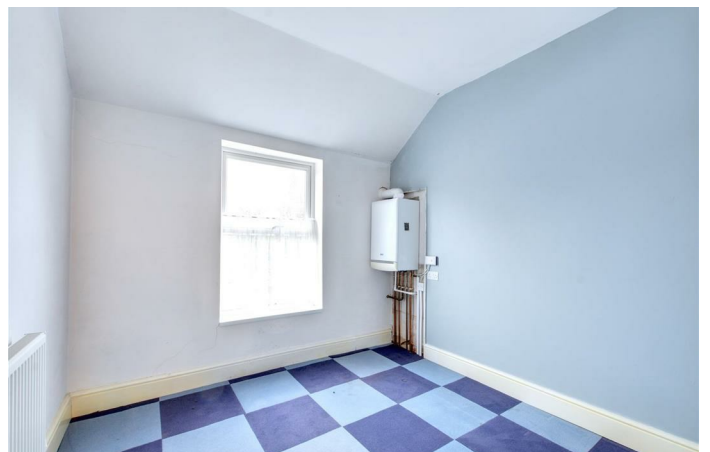
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			76
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.