Robert Ellis

look no further...

43 Lynden Avenue,
Long Eaton, Nottingham
NG10 1AD

£159,995 Freehold

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THIS CHALET STYLE, SEMI-DETACHED HOME PROVIDES THREE BEDROOM ACCOMMODATION WHICH WILL PROVIDE THE NEW OWNER WITH THE OPPORTUNITY TO STAMP THEIR OWN MARK ON THEIR NEXT PROPERTY.

Being situated in this very popular residential area on the outskirts of Long Eaton, this three bedroom property is being sold with the benefit of vacant possession and therefore no upward chain. The property will most definitely appeal to somebody purchasing their first home or a family looking for three bedroom accommodation which is in need of some updating works being carried out. As people will see when they visit the property, the kitchen and bathroom will both need to be re-fitted which is something new owners could do while they live at the property. Being located on Lynden Avenue, the house is well placed for easy access to many local amenities and facilities and is also close to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property stands back from Lynden Avenue and has off-road parking at the front with a drive running down the right hand side to a garage positioned at the rear. The house is constructed of brick with a tiled roof which has dormer windows and the accommodation includes and derives the benefits of gas central heating and double glazing. The property includes a reception hall, a lounge which includes a dining area, breakfast kitchen which has work surfacing, base units and integrated appliances and off the kitchen there is a walk-in pantry where the boiler is housed and the rear porch which leads to a ground floor W.C. To the first floor there are three bedrooms, two of which have a range of fitted furniture and the third bedroom currently includes a walk-in shower which could either be removed so the room is used as a bedroom again or kept as a seperate shower room and the bathroom is tiled and has a coloured three piece suite. Outside there is the garage which has a laundry room/workshop positioned at the rear, parking and gardens at the front and a private, mature garden to the rear which is a good size with a covered patio area to the immediate rear of the house with steps leading down to the lawned garden. At the bottom of the garden there is a summer house and two sheds with the garden being kept private by having fencing and established screening to the boundaries.

The property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within easy walking distance of the house, health care and sport facilities which include the West Park Leisure centre and adjoining playing fields and transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

UPVC front door with arched inset glazed panel with matching glazed side panels leading into the:

Reception hall
Double opaque glazed window to the size, radiator, stairs with balustrade into the first floor, double glazed door with opaque glazed side panel leading into the:

Lounge/Sitting room
18'0 x 11'0 reducing to 9'0 (5.49m x 3.35m reducing to 2.74m)
Double glazed window to the front, two radiators, cornice to the ceiling and wall mounted electric fire.

Breakfast kitchen
11'0 x 11'0 (3.35m x 3.35m)
The kitchen is tiled with a one and a half bowl sink with mixer taps and a ceramic hob set in a work surface with cupboards, drawer, and space for a dishwasher, fridge and freezer below, double oven with drawers below and cupboard above, double radiator, double glazed window to the rear, panelling to one wall with tiling to the other walls and a half glazed door leading to the rear porch

Pantry
Provides a very useful shelved storage area with an opaque glazed window to the side, tiling to the walls and there is a wall mounted boiler.

Rear porch
Providing access to the side of the property.

Ground floor W.C
Tiled walls, low flush W.C, radiator and opaque glazed window.

First floor landing
Double opaque glazed window to the side, balustrade leading from the stairs onto the landing, hatched loft and cornice to the ceiling.

Bedroom 1
14'0 x 9'0 (4.27m x 2.74m)
Double glazed window to the rear which overlooks the rear garden, wardrobes to either side of the bed position, sink set in the surface with cupboards and drawers to one side and a radiator.

Bedroom 2
13'0 x 8'0 (3.96m x 2.44m)
Double glazed window to the front, a range of three double fitted wardrobes with cupboards over, fitted headboard to the bed position, airing/storage cupboard with fitted shelves to one side and radiator.

Bedroom 3 (Current shower room)
8'0 x 5'0 (2.44m x 1.52m)
This room currently has a walk-in shower but this could be moved to create a third bedroom if preferred by the new owner. The shower has tiling to two walls and a protective screen and an electric shower (not tested). There is also a radiator in this room.

Bathroom
The main bathroom has a pink coloured suite with a panelled bath with hand rails and shower over (not tested), low flush W.C and hand basin, radiator, tiling to the walls with mirrored panelled tiling to one wall and double opaque glazed window.

Outside
At the front of the property there are double gates leading onto a drive which runs down the right hand side of the property through further gates to where the garage is positioned at the rear. At the rear of the property there is a slabbed patio area which is covered, a path running down the side of the garage with steps leading down to the lawned garden which has established planting and screening to the side, boundaries and at the bottom of the garden there is a further patio area with a summer house and behind the summer house there are two sheds.

Garage
17'0 x 7'0 (5.18m x 2.13m)
A concrete sectional garage with an up and over door at the front and a window to the side, power and lighting.

Laundry/Workshop
7'0 x 6'0 (2.13m x 1.83m)
This most useful room is fitted with a belfast sink and has plumbing and power for a washing machine, tumble dryer and a freezer, shelving to the wall, power and lighting and window to the rear.

Directions
Proceed out of Long Eaton along Tamworth Road and just prior to the canal bridge turn left into Wyvern Avenue and follow the road around where the property can be found as identified by our 'for sale' board.
5749MP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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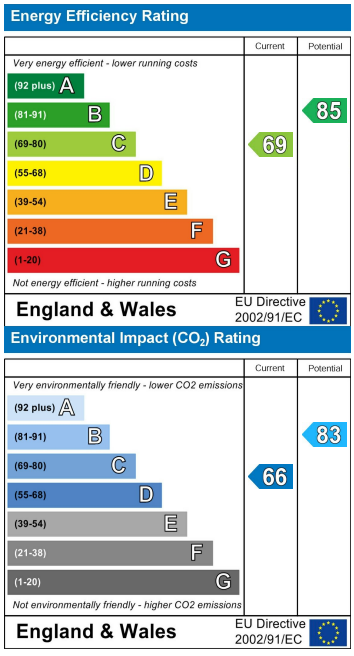

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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