



Naseby Drive,  
Long Eaton, Nottingham  
NG10 1PG

**Price Guide £285-295,000**  
**Freehold**



THIS IS A THREE DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS VERY POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Naseby Drive, this detached three bedroom property has since being originally constructed had the garage converted into additional accommodation with there being a further sitting room/office/playroom at the front of the original garage and a utility room to the rear. For the size and layout of the accommodation and privacy of the south facing rear garden to be appreciated, we recommend interested parties do take a full inspection to see the whole property for themselves. The property is well placed for easy access to the centre of Long Eaton where there are a wide range of shopping facilities and there are excellent local schools and transport links which includes the Long Eaton station all of which has made this location such a popular and convenient place to live.

The property is constructed of an attractive fascia brick to the external elevations under a pitch tiled roof and the well proportioned accommodation derives the benefits of gas central heating (the boiler having been replaced in the last two years) and double glazing with many of the windows having been replaced approximately six years ago and the soffits and facias have also been replaced which helps to keep future maintenance to a minimum. The well proportioned accommodation includes a reception hall with doors leading to the lounge, the additional sitting room/playroom/office, there is a separate dining room which could be combined with the existing kitchen to provide an open plan living/dining kitchen and from the current dining area patio doors lead to a garden room. There is a rear hall with a ground floor WC off and a utility room which was created at the rear of the original garage. To the first floor the landing leads to the three double bedrooms, the main bedroom having an en-suite shower room and a family bathroom which includes a white suite with a shower over the bath. Outside there is a driveway and lawned area to the front with a gated path running along the right hand side of the property leading to the rear garden where there is decking to the immediate rear of the house which leads onto a lawned garden all of which is kept private by the brick walls and fencing to the boundaries.

The property is well place for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are walks to the picturesque Trent Lock and along the banks of the River Trent and the excellent transport links including junctions 24 & 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands cities.



## Porch

Open porch with outside light leading through a UPVC door with two inset glazed panels to the reception hall.

## Reception Hall

Stairs with handrail leading to the first floor, dado rail to the walls and doors leading to the:

## Lounge/Sitting Room

13'9 + bay window x 11'6 (4.19m + bay window x 3.51m)

Double glazed box bay window to the front, coal effect gas fire set in a marble style surround with matching hearth and two radiators.

## Office/Playroom

10'8 x 7'3 (3.25m x 2.21m)

This additional reception room has a double glazed window to the front with a further double glazed window to the side, laminate flooring, Velux window to the sloping ceiling which has a feature exposed purlin, radiator and an aerial and power point for a wall mounted TV

## Dining Room

9'3 x 8'10 (2.82m x 2.69m)

Double glazed patio doors leading to the garden room, dado rail to the walls, laminate flooring and a radiator.

## Garden Room

9'6 x 7'8 (2.90m x 2.34m)

Having double opening double glazed French doors leading to the rear garden with a double glazed window to the rear and a double opaque glazed window to the side, radiator, laminate flooring, polycarbonate sloping roof and two wall lights.

## Kitchen

9'8 x 9'3 (2.95m x 2.82m)

The kitchen is fitted with an enamel one and a half bowl sink with a mixer tap and a four ring hob set in a worksurface which extends to three sides and has plumbing and space for a dishwasher and a automatic washing machine, cupboards, oven, shelves and drawers beneath, matching eye level wall units and shelving, hood over the cooking area, laminate flooring, tiling to the walls by the worksurface areas, double glazed window to the rear, radiator and built in pantry/cloaks cupboard.

## Rear Hallway

Half double opaque glazed door leading out to the side of the property, radiator and laminate flooring.

## WC

Having a white low flush WC, wall mounted hand basin with tiled splashback, double opaque glazed window, tiled flooring, radiator and a Vaillant wall mounted boiler (fitted approximately two years ago).

## Utility Room

7'2 x 5'5 (2.18m x 1.65m)

The utility room has a worksurface with space for both an automatic washing machine and a tumble dryer and a cupboard below, eye level wall cupboards, space for a fridge/freezer, and a wall mounted electric consumer unit.

## First Floor Landing

Hatch to loft, dado rail to the walls and an airing/storage cupboard.

## Bedroom One

11'10 x 11'6 (3.61m x 3.51m)

Double glazed window to the front, double built in wardrobes with sliding doors, laminate flooring, dado rail to the walls and a radiator.

## En-Suite Shower Room

Having a corner shower with shower boarding to walls, electric shower and curved protective doors, low flush WC and pedestal hand basin, tiling to the walls by the WC and sink areas, mirror fronted wall cabinet and a radiator with a rail over.

## Bedroom Two

14'6 x 7'9 reducing to 7'3 (4.42m x 2.36m reducing to 2.21m)

Double glazed window to the rear with a double glazed eye level window to the front, two radiators and laminate flooring.

## Bedroom Three

9'2 x 8'0 (2.79m x 2.44m)

Double glazed window to the rear, laminate flooring and a radiator.

## Bathroom

The main bathroom has a white suite including a panelled bath with hand rails and an electric shower over, pedestal wash hand basin and a low flush WC, tiling to the walls by the bath, sink and WC areas, radiator, double opaque glazed window and a wall mounted cabinet.

## Outside

At the front of the property there is a driveway and a lawned garden with a slate chipped beds to the side and to the right of the property is a path with a gate leading to the rear garden.

The rear garden has a decked area to the immediate rear of the house which leads onto a lawned garden with a paved seating area towards the bottom of the garden, there is a brick wall and fencing to the boundaries, a wooden shed and a second storage unit which will remain at the property when it is sold. There is an outside tap and lighting provided.

## Council Tax

Erewash Borough Council Band C





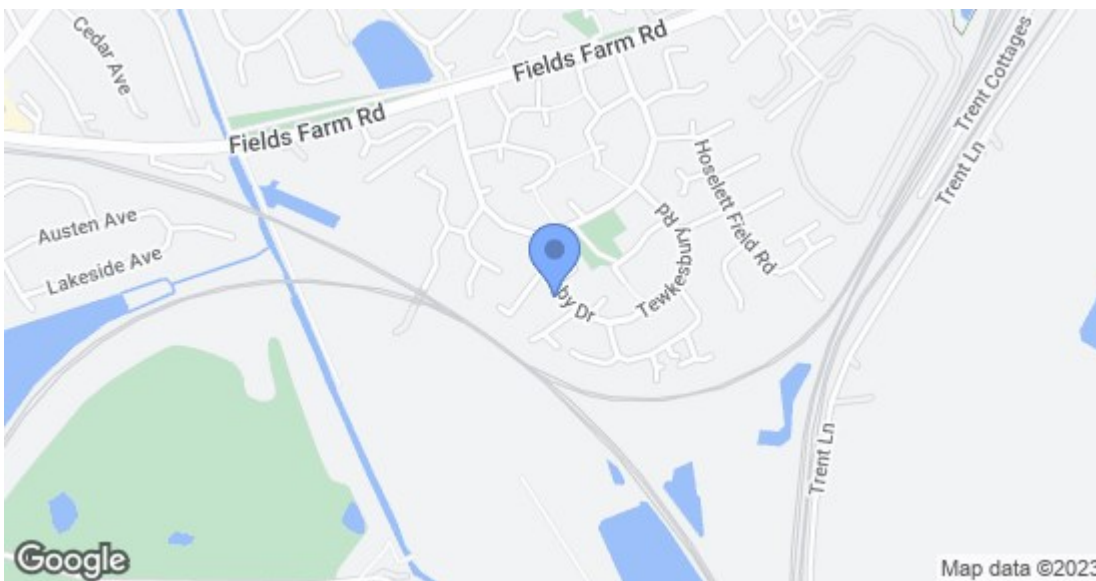
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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	

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