Robert Ellis

look no further...

Sycamore Road,
Long Eaton, Nottingham
NG10 3JR

Price Guide £210-220,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A THREE BEDROOM END PROPERTY FOUND ON A CUL-DE-SAC, IN NEED OF UPDATING AND MODERNISATION.

This three-bedroom end-terrace property is situated on a quiet cul-de-sac in the popular town of Long Eaton, conveniently located within walking distance of Long Eaton train station, local shops, and well-regarded schools. The property requires updating and modernisation throughout, offering an excellent opportunity for buyers to personalise and add value. With its end-terrace position, the home benefits from additional space and presents strong potential for extension, subject to the necessary planning permissions. Offered for sale with no upward chain, this property represents an ideal purchase for first-time buyers, investors, or those looking for a project in a highly convenient and sought-after location.

The property comprises an entrance to the side which leads directly into the kitchen and through to the dining room, the dining room benefiting from sliding patio doors opening onto the rear garden. From the dining room there is an inner corridor providing access to the staircase rising to the first floor and the front-facing lounge. It is worth noting that the original front door access via the porch was altered by the current owner; however, this could easily be reinstated if desired. To the first floor, a spacious landing gives access to three well-proportioned bedrooms and a family bathroom. Outside, the rear garden has been completely re-landscaped and features a raised decked seating area, newly laid lawn and new fencing to all boundaries. To the front of the property there is a garden area, along with a driveway to the right-hand side with metal gates providing access through to the rear garden.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including bus stops and easy access to major roads such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport easy accessible.

Porch
2'8 x 3'1 approx (0.81m x 0.94m approx)
Obscure UPVC double glazed window to the front, tiled floor and open to:

Hallway
3' x 12'9 approx (0.91m x 3.89m approx)
Carpeted flooring, double radiator, ceiling light, door to the lounge, stairs to the first floor and door to:

Lounge
11' x 12'9 approx (3.35m x 3.89m approx)
UPVC double glazed sliding doors to the front, carpeted flooring, double radiator, ceiling light, two wall lights, brick fireplace and TV point.

Dining Room
12' x 14'3 approx (3.66m x 4.34m approx)
UPVC double glazed sliding doors to the rear garden, ceiling light, double radiator and open to the kitchen, TV point and wall light.

Kitchen
11'4 x 10'5 approx (3.45m x 3.18m approx)
UPVC double glazed window to the side, vinyl flooring, ceiling light, understairs cupboard and double radiator. Wall, drawer and base units to two walls with work surfaces over, tiled splashback, inset stainless steel sink and drainer, spaces for a washing machine and fridge freezer, door to:

Rear Lobby
7'7 x 2'1 approx (2.31m x 0.64m approx)
UVPC double glazed door to the side, vinyl flooring and open to the kitchen and dining room.

First Floor Landing
10'5 x 8'2 approx (3.18m x 2.49m approx)
UPVC double glazed window to the side, laminate flooring, ceiling light, loft access hatch, double radiator and doors to:

Bedroom 1
11'6 x 12'3 approx (3.51m x 3.73m approx)
UPVC double glazed window to the front, double radiator, ceiling light and space for a fireplace.

Bedroom 2
9'3 x 12' approx (2.82m x 3.66m approx)
UPVC double glazed window to the rear, double radiator and ceiling light.

Bedroom 3
15'2 x 6'2 approx (4.62m x 1.88m approx)
UPVC double glazed window to the front, double radiator and ceiling light.

Bathroom
4'9 x 12'1 approx (1.45m x 3.68m approx)
Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, part tiled walls, pedestal wash hand basin, panelled bath, low flush w.c., extractor, open airing cupboard and double radiator.

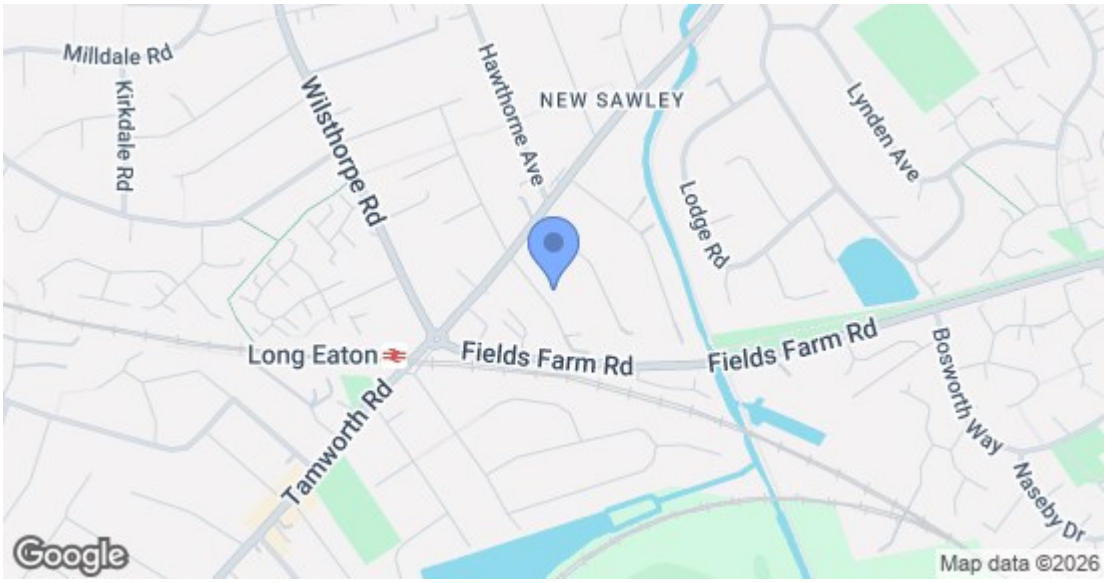
Outside
To the front of the property there is a garden area and driveway down the side with metal gates leading to the rear garden.

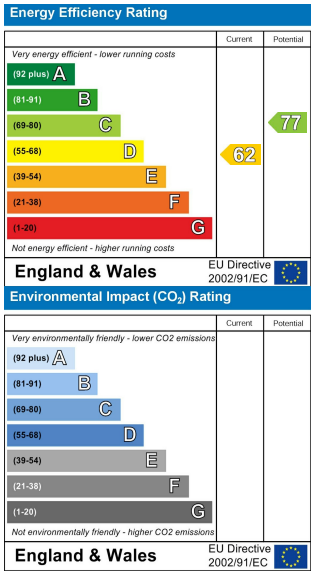
The rear garden has been landscaped within the last year, having a raised decked area, newly laid lawn and fully enclosed with new fencing to the boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and over the canal bridge. Sycamore Road can be found as a turning on the left hand side and the property is on the right hand side.
9050JG

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps 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





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