Robert Ellis

look no further...

North Road,
Long Eaton, Nottingham
NG10 3NR

£190,000 Freehold

0115 946 1818

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A THREE BEDROOM MID PROPERTY OFFERING SPACIOUS ACCOMMODATION WITH AN EN-SUITE TO THE MASTER BEDROOM.

Robert Ellis are delighted to offer to the market this well-proportioned mid-town house combines generous living space that is set an ideal for anyone to move straight into but also allows the next owner to put their own mark on the property, making it an ideal choice for a wide range of buyers. The property offers three comfortable bedrooms, with the principal bedroom further enhanced by its own en suite shower. A welcoming lounge and separate dining room create versatile spaces for both everyday living and entertaining, while the fitted kitchen completes the ground floor accommodation. Outside, the home benefits from off-road parking and a garage, ensuring practicality and storage are well catered for. With its excellent layout and sought-after features, this property represents a superb opportunity for those looking for a home that is both functional and inviting. The property is set in an ideal position for a range of local shops and amenities and being within easy reach of the Train Station.

The mid town house boasts off road parking, garage and low maintenance rear garden to the external space. Internally, the accommodation briefly comprises of a entrance hall, living room, dining room and kitchen to the ground floor. To the first floor, there are three bedrooms with the master bedroom boasting an en suite shower and the main shower room has recently been refitted.

The property is within easy reach of the Asda, Tesco, Aldi and Lidl stores along with many other retail outlets found in Long Eaton town centre, there are schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, again which is within walking distance, and East Midlands Parkway, and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed door to the front, stairs to the first floor, radiator, door to:

Lounge
13'3 x 12'4 approx (4.04m x 3.76m approx)
Double glazed window to the front, laminate flooring, radiator, understairs storage cupboard and archway through to:

Dining Room
9'1 x 7'10 approx (2.77m x 2.39m approx)
Double glazed patio doors to the rear, laminate flooring, radiator and door to:

Kitchen
9' x 7'7 approx (2.74m x 2.31m approx)
Matching wall and base units, double glazed window to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, part tiled walls, laminate flooring, wall mounted boiler, space for a fridge freezer, radiator.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
12'4 x 8'4 approx (3.76m x 2.54m approx)
Double glazed window to the front, radiator.

En-Suite Shower Room
Single shower cubicle with mains fed shower, pedestal wash hand basin, radiator.

Bedroom 2
8' x 9'4 approx (2.44m x 2.84m approx)
Double glazed window to the rear, radiator.

Bedroom 3
8' x 6'2 approx (2.44m x 1.88m approx)
Double glazed window to the rear, radiator.

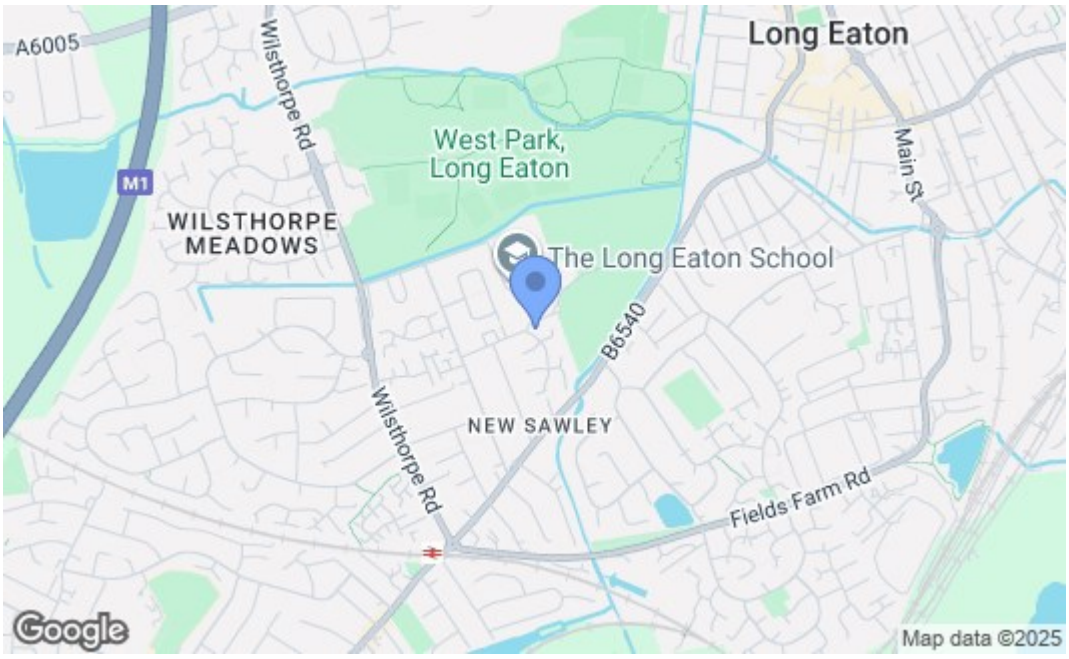
Shower Room
Double shower cubicle with mains fed shower, vanity wash hand basin, low flush w.c., vinyl flooring, chrome heated towel rail.

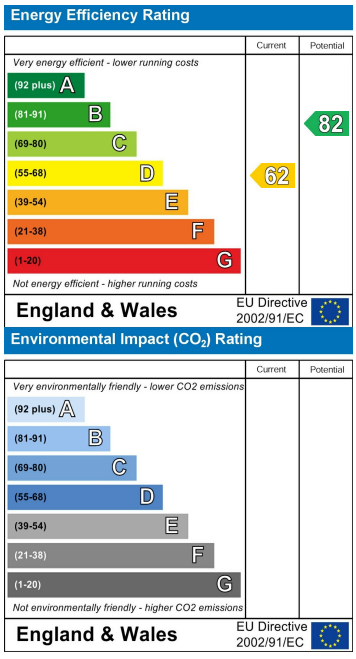
Outside
The rear garden has been designed for low maintenance and has a gravelled and patio area, rear access and fencing to the boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning into Myrtle Avenue. At the T junction turn right into Ash Grove which continues into North Road where the property can be found on the left hand side.
8886AMCO

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, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Three, 02
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.

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