



Longmoor Road,  
Long Eaton, Nottingham  
NG10 4EG

**£230,000 Freehold**

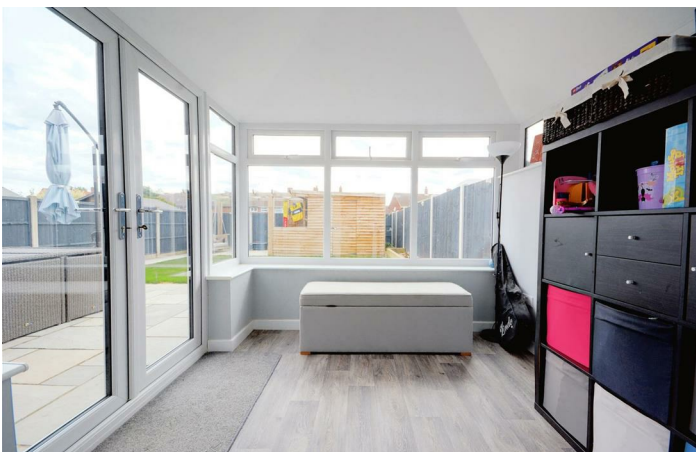


A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to market this generously sized three bedroom home, perfect for a whole range of buyers, including first time buyers and the growing family alike. The property benefits from gas central heating and double glazing and is constructed of brick. An early viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises of an open entrance hallway, lounge, conservatory and modern kitchen with integrated appliances. To the first floor the landing leads to three good size bedrooms and a four piece family bathroom suite. Outside to the front there is off road parking for two vehicles and to the rear an enclosed garden with patio, lawn, raised flower beds, storage shed and bar with power supply.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the property is within walking distance of Long Eaton town centre where other retail outlets, supermarkets and healthcare facilities can be found. There are fantastic transport links available including easy access to the M1, A52 and A50, with both Long Eaton train station and Eat Midlands Airport being a short drive away.



### Entrance Hall

Composite front door, built-in storage cupboard, vinyl flooring and ceiling light.

### Lounge

18'4 x 9'7 approx (5.59m x 2.92m approx)

UPVC double glazed window to the front, UPVC double glazed sliding door to conservatory, carpeted flooring, electric fire, ceiling light and radiator.

### Conservatory

8'8 x 8' approx (2.64m x 2.44m approx)

UPVC double glazed French door to the rear, vinyl flooring and spotlights.

### Kitchen Diner

11'6 x 11'3 approx (3.51m x 3.43m approx)

Obscure UPVC double glazed window overlooking the side, UPVC double glazed French door to the rear, wall, base and drawer units with roll edged work surface over, inset sink and drainer, vinyl flooring, radiator, space for a fridge freezer, central island with seating for four, built-in storage cupboard, space and plumbing for a washing machine and dishwasher, integrated electric oven and hob with extractor fan over and spotlights.

### First Floor Landing

Obscure UPVC double glazed window to the side, loft access hatch, carpeted flooring and spotlights.

### Bedroom 1

14'6 x 9'2 approx (4.42m x 2.79m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 2

9'1 x 7'7 approx (2.77m x 2.31m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 3

8'9 x 8'9 approx (2.67m x 2.67m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bathroom

7'4 x 5'5 approx (2.24m x 1.65m approx)

Obscure UPVC double glazed window to the front, tiled flooring, low flush w.c., bath, single enclosed shower unit, top mounted sink and spotlights.

### Outside

To the front there is off road parking for two vehicles. To the rear there is an enclosed garden with patio, storage shed, bar with power, pergola, lawned garden and raised flower beds.

### Directions

Proceed out of Long Eaton along Derby Road turning right at the traffic island into Petersham Road. At the min island continue straight over onto Longmoor Road and turn right onto the service road where the property can be found on the left.

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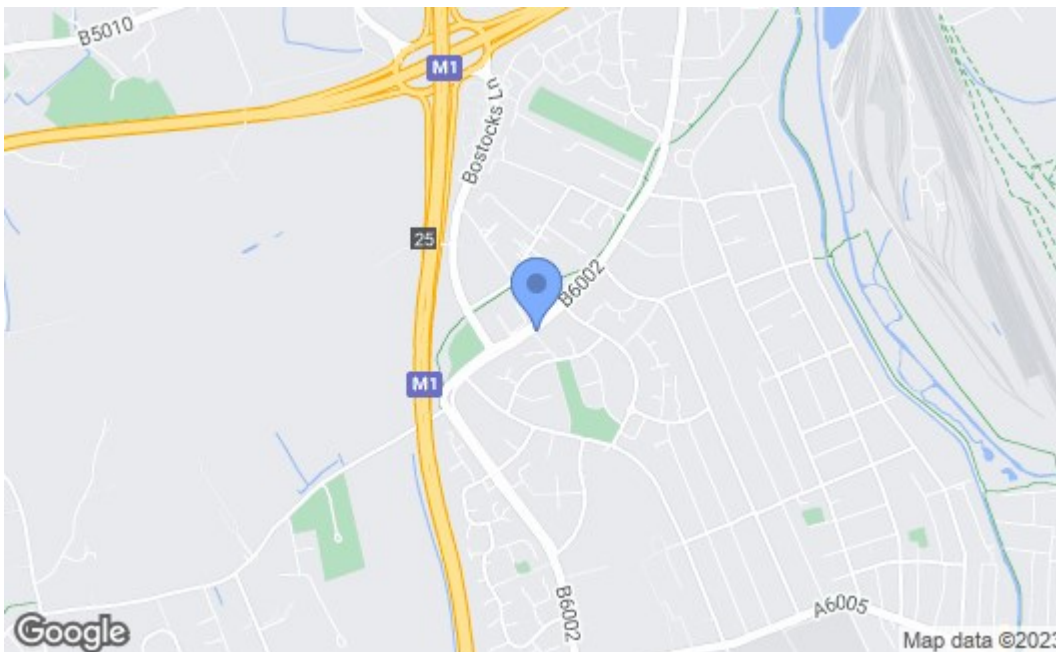
### Council Tax

Erewash Borough Council Band B





While 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. The 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   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 67                      |           |
| (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 |           |

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.