



Howard Close,  
Long Eaton, Nottingham  
NG10 1NG

**£195,000 Freehold**



THIS IS AN IMMACULATELY UPDATED AND MAINTAINED, SEMI DETACHED HOME WHICH IS ONLY A FEW MINUTES WALK AWAY FROM LONG EATON TOWN CENTRE

Being situated on Howard Close, this semi detached property has been updated throughout having had a new kitchen fitted only a few years ago and also had the original bathroom changed into a shower room. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. One of the main benefits of this property is its location, which although is located in a quiet area of Long Eaton with no through traffic and within a few minutes walk of the town centre and therefore close to many amenities and facilities provided by the area.

The property was originally built by a company called NGJC Homes and has brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits from being double glazed and having an efficient electric heating system which helps to keep costs down to a minimum. The accommodation includes a reception hall, the lounge which has a door leading into the dining kitchen and the kitchen area is exclusively fitted with Shaker style units and has integrated appliances and there are double opening, double glazed French doors leading from the dining area to the private rear garden. To the first floor the landing leads to the two bedrooms and the shower room which includes a large walk-in shower. Outside there is the adjoining brick garage to the right of the house which has a drive at the front and there is a slate chipped area next to the drive which can provide additional off road parking. The rear garden has a slabbed patio area leading onto a lawn which has slate chipped beds to the side and the garden is kept private by having fencing to the side boundaries and a wall at the rear.

As previously mentioned the property is only a few minutes walk away from Asda and the town centre where there are Tesco and Aldi stores as well as many other retail outlets, there is the well regarded Clifford Gym in Long Eaton, several bars and restaurants, if required there are schools for all ages within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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 towns and cities.



Open porchway leading through a stylish composite front door with two inset feature opaque glazed leaded panels leading to:

#### Reception Hall

Built-in cupboard housing electricity meter, stairs leading to the first floor and panelled door with two inset glazed panels leading to:

#### Lounge/Sitting Room

16'2 x 11'8 plus recess to 8' approx (4.93m x 3.56m plus recess to 2.44m approx)

Double glazed window to the front, Dimplex wall mounted heater, feature fireplace and door with two inset glazed panels leading to:

#### Breakfast Kitchen

12'7 x 8'10 approx (3.84m x 2.69m approx)

The exclusively fitted kitchen has a grey Shaker style units and includes a sink with mixer tap and a four ring hob with back plate set in a work surface which extends to three sides and has space and plumbing for an automatic washing machine, cupboards, drawers and an oven below, upright shelved pantry, breakfast bar/work surface providing seating having an upright cupboard to one side and a housing for an upright fridge/freezer with cupboard over to the other side, matching eye level wall cupboards, double glazed window to the rear, double opening double glazed French doors leading out to the rear garden and a wall mounted heater.

#### First Floor Landing

Hatch to loft, airing/storage cupboard and panelled doors to:

#### Bedroom 1

13'6 x 9'7 approx (4.11m x 2.92m approx)

Double glazed window to the front, double built-in wardrobe and wall mounted heater.

#### Bedroom 2

8'9 x 7'6 approx (2.67m x 2.29m approx)

Double glazed window to the rear and wall mounted heater.

#### Shower Room

The shower room has a large walk-in shower with shower panelling to two walls, sliding glazed door and glazed protective screens, low flush w.c. and hand basin with mixer tap, a double cupboard beneath, splashback panel and mirror to the wall above, wall mounted heater and opaque double glazed window.

#### Outside

At the front of the property there is a slate chipped area which helps to keep maintenance to a minimum and a drive which provides off the road parking for two vehicles. The rear garden has been landscaped and has a patio to the immediate rear of the house which leads onto a lawn which has slate chipped beds to the sides with a seating area to the right hand side and a raised bed to the bottom of the garden. There is fencing to the side boundaries and a wall to the rear, an outside water supply and lighting to the front and rear of the house.

#### Garage

16'10 x 8' approx (5.13m x 2.44m approx)

The adjoining garage is brick built and has a roller door at the front and a pitched tiled roof which provides excellent storage space. The garage has power, lighting and a personal door at the rear.

#### Directions

Proceed out of Long Eaton along Derby Road and take the first turning on the right hand side onto Cranmer Street, right onto Olive Avenue, right again onto Tudor Close and left onto Howard Close where the property is situated on the left hand side as identified by our for sale board.

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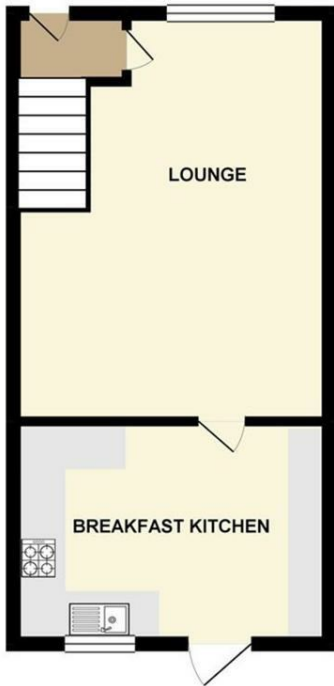
#### Council Tax

Erewash Borough Council Band B

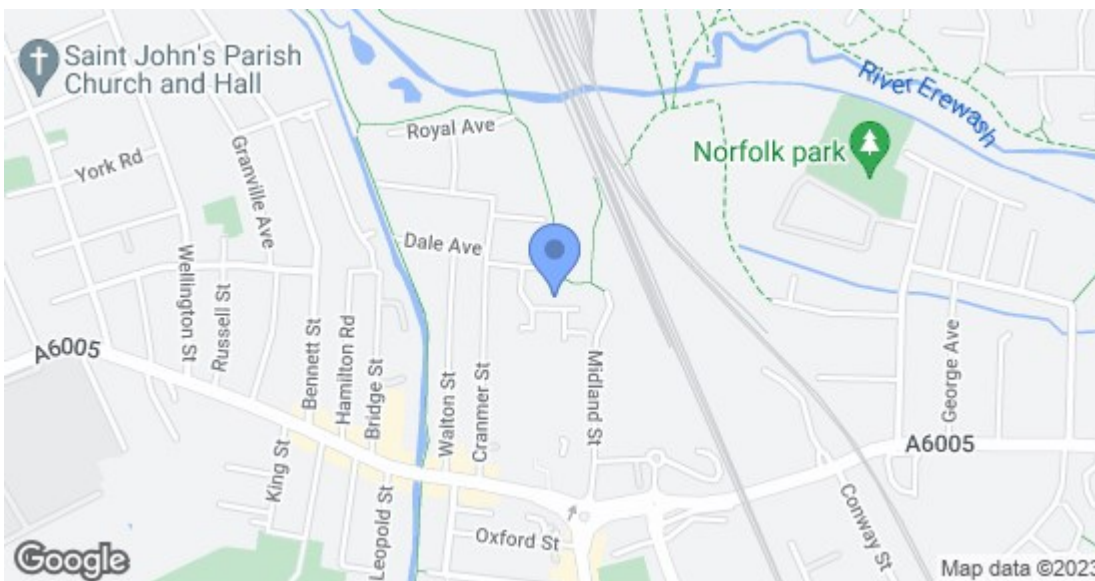
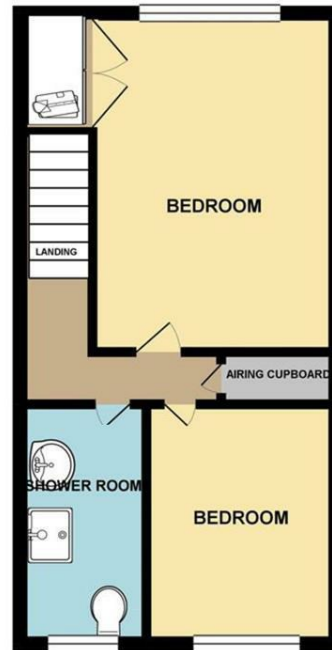




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.