



St. Albans Close,  
Long Eaton, Nottingham  
NG10 1QB

**£250,000 Freehold**





THIS IS A THREE GOOD SIZE BEDROOM SEMI DETACHED PROPERTY THAT IS IN AN IMMACULATE CONDITION AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property situated on the popular Fields Farm development just on the outskirts of Long Eaton. The property has been tastefully finished throughout and we are sure will appeal to a whole range of buyers right through from a first time buyer or couple through to someone who might be downsizing from a larger property. Once entering this property you will be surprised at the spacious accommodation which is offered throughout as the current owners have added a conservatory to the rear giving you an extra room and there are three good size bedrooms. The property has been well maintained by the current owners and is ready to move into. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and the well proportioned accommodation derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of a reception hallway, lounge, dining room, kitchen and conservatory which leads onto the rear garden. To the first floor there are three good size bedrooms and a family bathroom. Outside the property is set back from the road and offers parking for several vehicles and leads to the detached garage and privately enclosed landscaped rear garden.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are several local golf courses including Trent Lock Golf Club and the transport links include junctions 24 and 25 of the M1, Long Eaton station which is only a few minutes walk away from the property, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door, wood floor, door to understairs storage cupboard and doors to:

### Kitchen

9' x 7'6 approx (2.74m x 2.29m approx)

With wall, base and drawer units and roll edged work surface over, inset 1½ bowl sink and drainer unit with mixer tap over, integrated oven, gas hob and extractor hood over, plumbing for automatic washing machine, appliance space, tiled walls and splashbacks, gas central heating boiler (approx 6 years old) and UPVC double glazed window to the front.

### Lounge

15'10 x 13'2 approx (4.83m x 4.01m approx)

Solid wood floor, stairs to the first floor, radiator, UPVC double glazed window and sliding doors to the conservatory. TV point and open to:

### Dining Room

8'7 x 8'1 approx (2.62m x 2.46m approx)

Solid wood floor, UPVC double glazed window to the front and radiator.

### Conservatory

13'5 x 9'3 approx (4.09m x 2.82m approx)

Brick base conservatory with UPVC double glazed windows and double doors to the rear garden, solid wood floor.

### First Floor Landing

UPVC double glazed window to the side, door to overstairs storage cupboard, access hatch with ladder to the loft which is partially boarded and has a light. Doors to:

### Bedroom 1

10'4 x 9'9 approx (3.15m x 2.97m approx)

Laminate floor, UPVC double glazed window to the rear and radiator. Recessed lighting.

### Bedroom 2

9'11 x 8'11 approx (3.02m x 2.72m approx)

UPVC double glazed window to the front, laminate floor, radiator.

### Bedroom 3

9'7 x 7'9 approx (2.92m x 2.36m approx)

UPVC double glazed window to the front, laminate floor, radiator.

### Bathroom

A white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the rear.

### Outside

To the front of the property there is a lawn with a grey slate chipped border and off the road parking to the side offering parking for at least two cars to the front entrance door. Double gates leading to the rear garden where there is a detached garage. The rear garden has been landscaped and has a decked area to the immediate rear with a path to the garage door and garden shed. Lawned garden with block paving borders and to the bottom of the garden there are additional borders full of mature shrubs and flowers. Outside tap and all privately enclosed with newly fenced boundaries.

### Garage

Brick built garage with a pitched roof, up and over door, side pedestrian door, light and power.

### Directions

Proceed out of Long Eaton along Main Street and at the island with the Tappers Harker pub continue directly across and into Fields Farm Road. Turn left onto Bosworth Way, left again onto Tewkesbury Road and right into St Albans Close and the property can be found on the left hand side.

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### Agents Notes

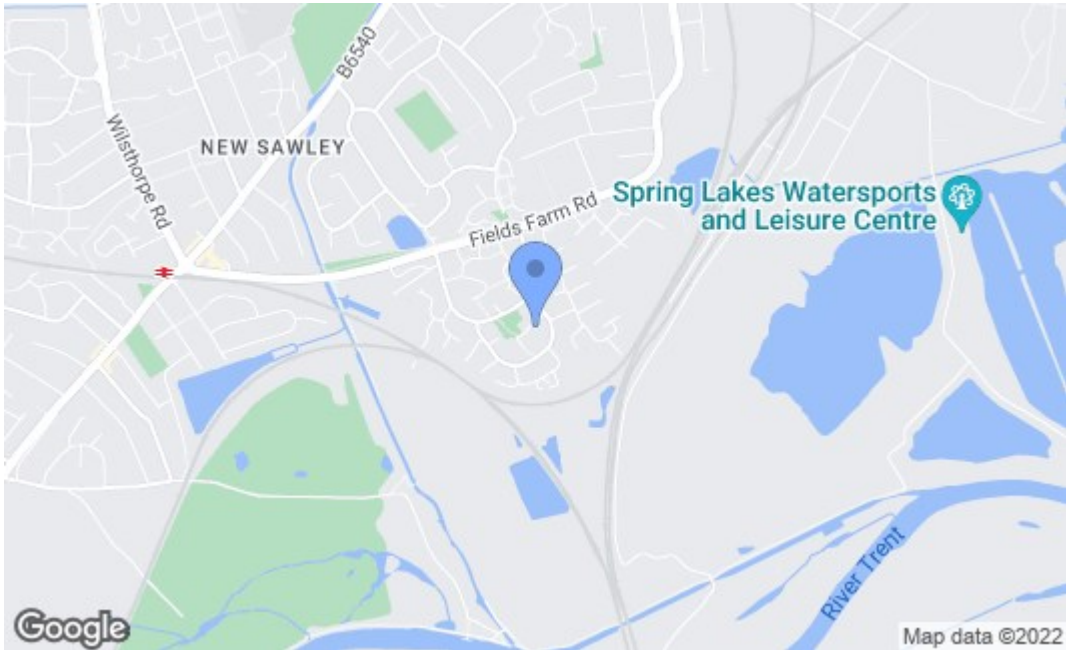
The vendor of this property is a relative of an employee of Robert Ellis.







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 for any prospective purchase. 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		87
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.