Robert Ellis

*look no further...*

Laurel Crescent,
Long Eaton, Nottingham
NG10 3NL

**£245,000 Freehold**

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A WELL PRESENTED AND VERY SPACIOUS FOUR BEDROOM MID-TERRACED HOUSE WITH TWO RECEPTION ROOMS AND A LOW MAINTENANCE REAR GARDEN.

Robert Ellis are pleased to be instructed to market this fantastic example of a spacious four bedroom mid-terraced property that is within walking distance to Long Eaton town centre. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, kitchen with pantry, dining room with doors leading to the garden and a lounge. To the first floor, the landing leads to four generously sized bedrooms and a three piece family bathroom suite with a low maintenance garden located to the rear with an exterior WC and two storage outbuildings. To the front, there are parking spaces available on a first come first serve basis.

Located in the popular residential town of Long Eaton and within walking distance to the town centre where shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away. West Park is just around the corner and only a 10 minute walk away along with West Park Leisure Centre.

Entrance Hall
uPVC double glazed front door, laminate flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

Kitchen
11'0 x 9'4 (3.35m x 2.84m)
uPVC double glazed window overlooking the rear, laminate flooring, space for fridge/freezer, space for dishwasher, space for washing machine, integrated electric oven, gas hob and overhead extractor fan, pantry, painted plaster ceiling, ceiling light.

Dining Room
9'7 x 11'0 (2.92m x 3.35m)
uPVC double glazed doors overlooking and leading to the garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Lounge
11'3 x 12'0 (3.43m x 3.66m)
uPVC double glazed window overlooking the front, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

First Floor Landing
Carpeted flooring, radiator, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

Bedroom One
11'4 x 8'4 x 11'7 (3.45m x 2.54m x 3.53m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two
12'0 x 11'3 (3.66m x 3.43m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three
7'2 x 11'1 (2.18m x 3.38m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Four
7'7 x 8'6 (2.31m x 2.59m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

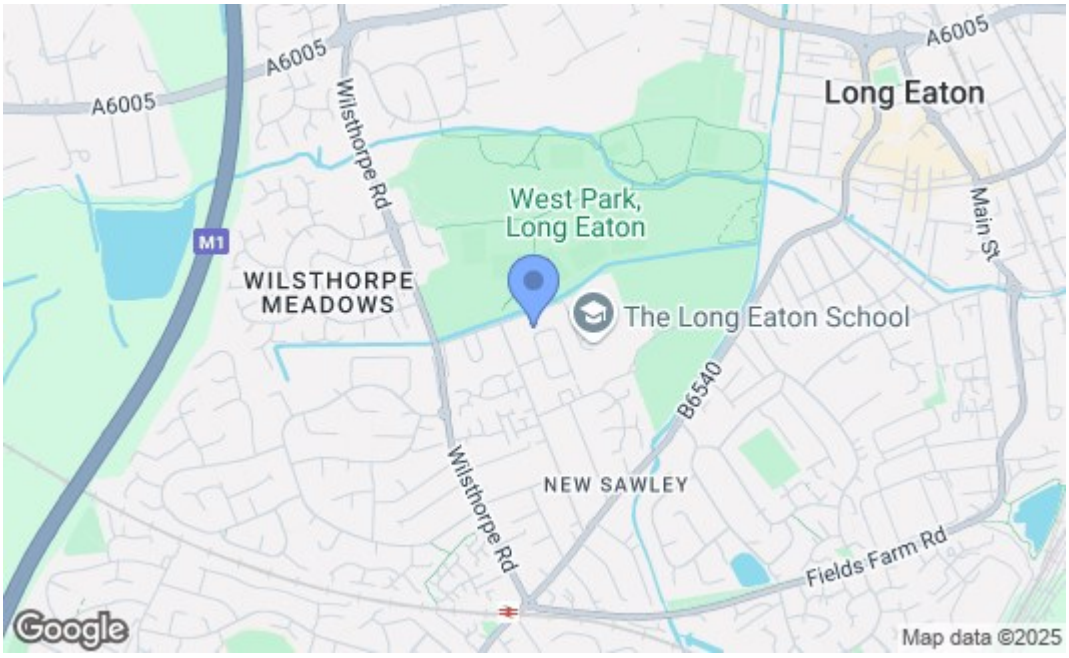
Family Bathroom
5'2 x 7'1 (1.57m x 2.16m)
uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, pedestal sink, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

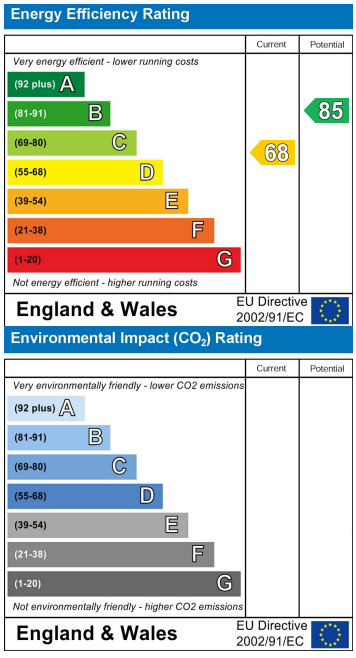
Outside
To the rear there is an enclosed and low maintenance garden with a decked area and patio area. There are also two brick built outhouses and a brick built outside WC.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the right.
8670RS

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 AND VIRGIN
Broadband Speed - Standard 22 mbps
Superfast -
Ultrafast 1800 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
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.