



1 Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

Price Guide £165-169,950
Freehold

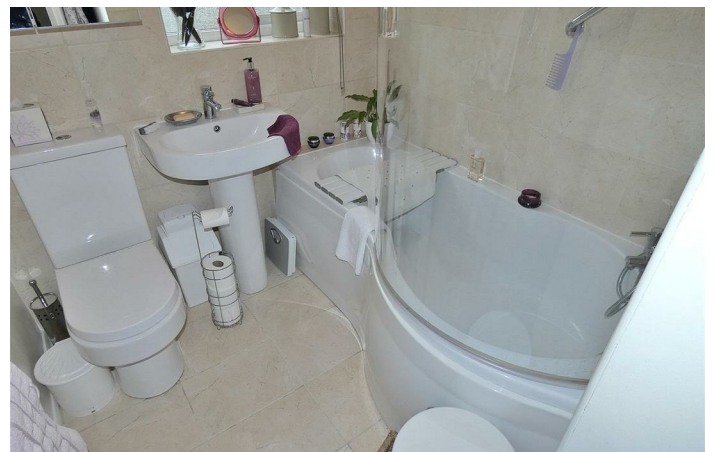


THIS REALLY IS A PROPERTY WHICH WILL APPEAL TO A WHOLE RANGE OF BUYERS, FROM THOSE PURCHASING THEIR FIRST HOME, TO SOMEBODY WHO MIGHT BE DOWNSIZING AND BE IN SEARCH OF A PROPERTY CLOSE TO THE MANY AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being positioned on corner plot, this lovely TWO DOUBLE BEDROOM semi detached home will be of interest to many buyers. Since being originally built the property has been extended at the rear so it now includes a second sitting room area which has double opening French doors leading out to the private rear garden and a most useful ground floor w.c. This really is a beautiful home and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection which will enable them to see the size of the enlarged accommodation included and the privacy of the garden at the rear for themselves. Over the past few years the property has also had the kitchen re-fitted and has a new bathroom which is complete with a shower over the bath position.

The property is traditionally built of brick to the external elevations under a pitched tiled roof and the extension at the rear having a vaulted ceiling which provides an interesting feature to this new part of the house. The accommodation derives all the benefits of GAS CENTRAL HEATING and DOUBLE GLAZING and includes a reception hallway leading into the main lounge/sitting room, the re-fitted kitchen which includes INTEGRATED APPLIANCES and from the kitchen there is a door leading into the sitting room at the rear of the house and off this room there is a ground floor w.c. To the first floor the landing leads to the two double bedrooms and the tiled bathroom which has a white suite. Outside there are gardens to the front and down the right hand side of the property and at the rear there is a very private, fenced garden which has been landscaped and designed to keep maintenance to a minimum and includes several areas for people to sit and enjoy outside living. At the bottom of the garden there is a gateway leading to the off the road parking area.

Fields Farm is a most sought after development on the outskirts of Long Eaton and is therefore 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, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and Trent Lock Golf Club and there are excellent transport links which include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton train station which is a short walk from the property 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.



Reception Hall

UPVC front door with two opaque glazed inset panels, double glazed window to the front and door to:

Lounge/Sitting Room

18'7 x 12'3 approx (5.66m x 3.73m approx)

Double glazed window to the front with a second double glazed window to the side, staircase with feature balustrade leading to the first floor, 'Adam' style fire surround with hearth and double radiator.

Kitchen

12'3 x 8'2 approx (3.73m x 2.49m approx)

The kitchen has been recently re-fitted with 'Shaker' sage green coloured units and includes a stainless steel sink with mixer tap and four ring gas hob set in a work surface which extends to three sides with ranges of cupboards, space for an automatic washing machine, drawers and an oven below, matching eye level wall cupboards, boiler housed in a wall cupboard, hood over the cooking area, space for an upright fridge/freezer, matching upright storage cupboard, window and glazed door into the sitting room and radiator.

Sitting Room

10'8 max x 8'4 approx (3.25m max x 2.54m approx)

The property has been extended to the rear and includes a lovely sitting room which has double glazed double opening French doors leading out to the rear garden and a vaulted ceiling with large Velux window providing additional light to the sitting area.

Cloaks/w.c.

Having a white low flush w.c, hand basin and Velux window to the ceiling.

First Floor Landing

Hatch to loft and doors to:

Bedroom 1

12'3 x 9'8 approx (3.73m x 2.95m approx)

Double glazed window to the front, radiator and built-in fitted shelved storage cupboard.

Bedroom 2

12'3 x 8'2 approx (3.73m x 2.49m approx)

Double glazed window to the rear, radiator and built-in airing/storage cupboard.

Bathroom

The bathroom has a white suite including a 'P' shaped bath with mixer taps and hand held shower with there also being a wall mounted shower and a protective screen, pedestal wash hand basin with mixer tap and low flush w.c., tiling to the walls by the bath, sink and w.c. areas. tiled flooring, opaque double glazed window, chrome ladder heated towel radiator and electric light/shaver point.

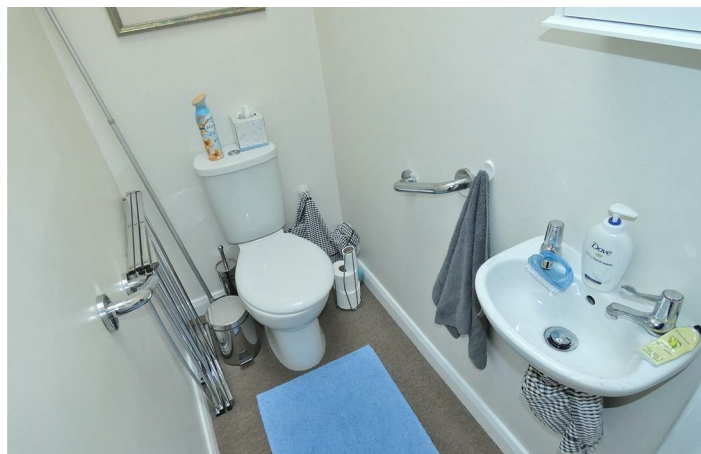
Outside

At the front of the property there is a lawned area with borders and steps leading to the front door. At the rear of the house there is a landscaped garden which has been designed to keep maintenance to a minimum with there being several areas to sit and enjoy outside living. there is a path leading down to the gate at the bottom which takes you out to the off the road car standing and the gardens are kept private by having fencing to the boundaries. There is a wooden shed and greenhouse which will be included in the sale.

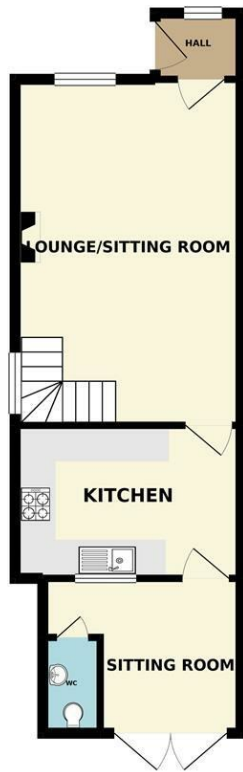
Directions

Proceed out of Long Eaton along Main Street and at the traffic island by the Tappers Harker public house continue straight over and onto Fields Farm Road. Turn left into Bosworth Way where Hoselett Fields Road can be found as a turning on the left with the property on the corner as identified by our for sale board.

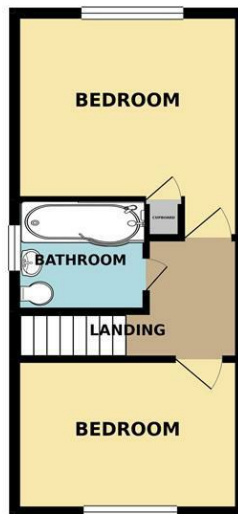
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GROUND FLOOR



1ST FLOOR



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. This 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. Made with MapSource ©2019

1 Hoselett Field Road, Long Eaton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	64	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.