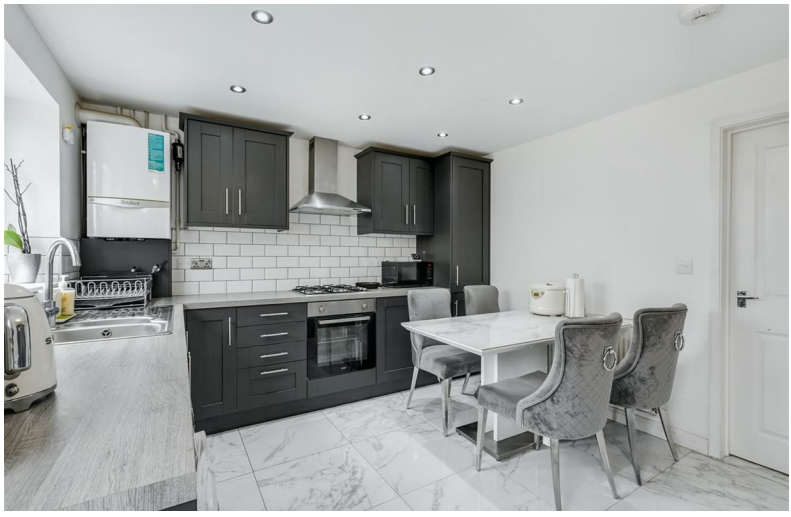
Robert Ellis

look no further...



Barton Road,
Long Eaton, Nottingham
NG10 2FN

£225,000 Freehold

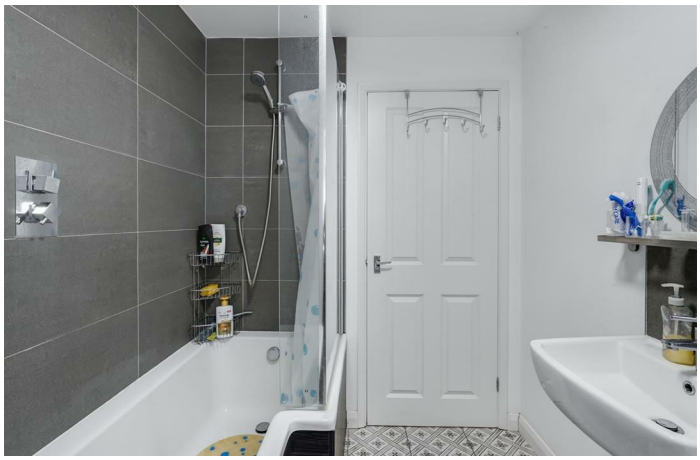
A MODERN, WELL PRESENTED THREE BEDROOM DETACHED HOUSE THAT IS CONVENIENTLY LOCATED CLOSE TO ALL AMENITIES.

There is an entrance porch to the front elevation, this opens into the living room. The living room is a good size, has high gloss wood effect laminate flooring, stairs rising to the first floor and a feature media wall. The media wall has shelves with lights and space for a TV. The kitchen is modern fitted and has a dining area, there is access to the w.c and rear garden. To the first floor there is door access to all three bedrooms and a modern fitted bathroom.

To the front of the property there is a driveway that provides off road parking and access to the rear. The rear garden is low maintenance with a covered paved patio area and a central artificial grass area.

Area info....

This would appeal to buyers that are looking for a modern property that offers low maintenance and is energy efficient.



Porch
Double glazed construction with a UPVC panel and obscure double glazed inset panels, ceiling light and high gloss wood effect laminate flooring. Composite entrance door with decorative light panels leading to:

Living Room
14'2" x 14'1" max (4.33m x 4.30m max)
UPVC double glazed window to the front, ceiling spotlights, high gloss wood effect laminate flooring, radiator and feature media wall with shelving, lighting and TV recess. Understairs storage cupboard, stairs to the first floor and door to:

Kitchen Diner
11'0" x 14'1" max (3.36m x 4.31m max)
UPVC double glazed window to the rear, panel and UPVC double glazed door to the rear, ceiling spotlights, modern fitted kitchen with a range of dark grey Shaker style wall, base and drawer units with a grey laminate work surface over, tiled splashback, inset stainless steel four ring gas hob with stainless steel extractor over, electric oven, 1¼ stainless steel sink and drainer, plumbing and space for a washing machine, space for a tall fridge freezer, radiator, feature large format floor tiles. Door to:

Cloaks/w.c.
Two piece white suite comprising of a low flush w.c., corner wash hand basin, tiled splashback, radiator, extractor fan and large format floor tiles.

First Floor Landing
High gloss wood effect laminate flooring, obscure UPVC double glazed window to the side, radiator and doors to:

Bedroom 1
14'2" max x 7'5" approx (4.34m max x 2.27m approx)
Two UPVC double glazed windows to the front, radiator and high gloss wood effect laminate flooring.

Bedroom 2
9'10" x 7'4" approx (3.01m x 2.26m approx)
UPVC double glazed window to the rear, high gloss wood effect laminate flooring and a radiator.

Bedroom 3
6'5" x 6'7" to 11'5" approx (1.97m x 2.01m to 3.5m approx)
UPVC double glazed window to the rear, radiator and high gloss wood effect laminate flooring.

Bathroom
7'10" x 6'0" approx (2.41m x 1.85m approx)
Obscure UPVC double glazed window to the side, three piece suite comprising of a shower bath with mains fed shower over and shower screen, tiled splashbacks, low flush w.c., wall hung pedestal wash hand basin, tiled splashback, extractor fan, anthracite heated towel rail and tiled floor.

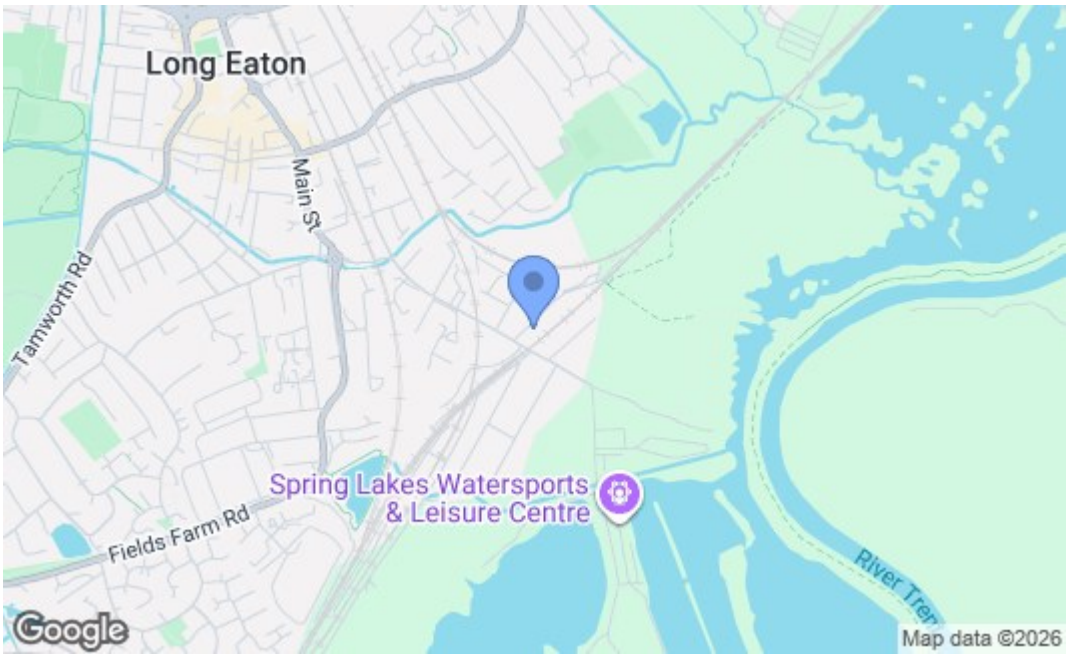
Outside
To the front of the property there is a Presscrete driveway providing off road parking and access to the rear.

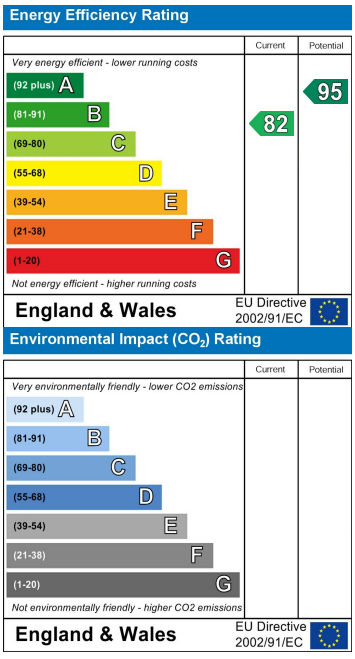
To the rear there is a low maintenance garden with a paved patio, artificial lawn, storage shed and canopy with a wooden frame and polycarbonate roof. There is an outside tap, fencing to the boundaries and a gate providing access to the front.

Directions
Proceed out of Long Eaton along Main Street and at the traffic island turn left into Meadow Lane. Left into Barton Road and the property can be found on the right hand side.
9190MH

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 10mbps Superfast 38mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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.

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