Robert Ellis

look no further. . .







The Spring,
Long Eaton, Nottingham
NG10 1PJ

£220,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH OPEN PLAN LOUNGE DINER AND GARAGE SITUATED IN A QUIET CUL-DE-SAC ON THE FIELDS FARM ESTATE BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family, being situated close to local schools and Long Eaton train station. The property is situated in a quiet cul-de-sac and is being sold with the benefit of no upward chain! The property is spacious and well presented throughout. An internal viewing is a must to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprising of an entrance hall, kitchen to the front, lounge diner to the rear with a conservator overlooking the garden, and ideal as a secondary yreception room. To the first floor there are three bedrooms and separate family bathroom. Outside to the front there is off road parking for several cars via a driveway to the side and access around the property with a lawned enclosed garden to the rear.

Being situated on the Fields Farm, in a quiet cul-de-sac, development this ideal family home is well placed for easy access to the Asda and Tesco superstores and all the other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station which is literally only a few minutes walking distance away, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.





Entrance Hall
11'1" x 8'6" approx (3.4m x 2.6m approx)
UPVC double glazed door to the front, ceiling light, radiator, door to kitchen and lounge/diner, stairs to the first floor.

Kitchen
10'0" x 7'4" approx (3.07m x 2.24m approx)
UPVC double glazed window to the front, range of wall, drawer and base units to three walls with work surfaces over, tiled splashback, built-in oven and grill, four ring gas hob over with extractor above, wine rack, inset stainless steel sink and drainer, space for a fridge, space and plumbing for a washing machine and slim-line dishwasher, ceramic tiled floor.

Living/Dining Room
15'1" x 13'9" approx (4.6m x 4.2m approx)
UPVC double glazed doors to the conservatory, two ceiling lights, carpeted flooring, coving, fireplace, TV point, large understairs storage cupboard and a radiator.

Conservatory
8'11" x 8'7" approx (2.74m x 2.64m approx)
UPVC double glazed windows to the rear, ceramic tiled flooring, French doors to the rear garden, ceiling fan light and corrugated roof.

First Floor Landing
5'4" x 8'11" approx (1.63m x 2.74m approx)
Ceiling light, loft hatch, carpeted flooring and doors to:

Bedroom 1
13'8" x 8'3" approx (4.17m x 2.54m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and coving.

Bedroom 2
10'7" x 6'5" approx (3.23m x 1.96m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and coving.

Bedroom 3
6'11" x 3'7" approx (2.13m x 1.1m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and coving.

Bathroom
Obscure UPVC double glazed window to the side, radiator, ceramic tiled flooring, three piece suite comprising of a panelled bath with shower over and glazed protective screen, pedestal wash hand basin, low flush w.c., shaver point, tiled walls.

Outside
To the front of the property there is a lawned garden, driveway at the side providing off road parking for at least two vehicles leading to the garage.

To the rear there is a low maintenance lawned garden with fencing to the boundaries.

Garage
19'5" x 11'5" approx (5.92m x 3.49m approx)
Metal up and over door to the front, window to the side, power and lighting.

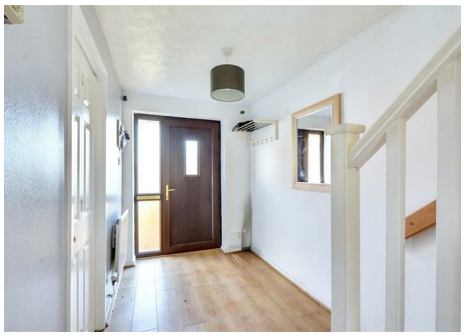
Directions
Proceed out of Long Eaton along Main Street and continue over the island at the Tappers Harker pub and onto Fields Farm Road. Take the second Bosworth Way turning on the left hand side and The Spring can be found as the first turning on the right hand side.
8901AMJG

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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



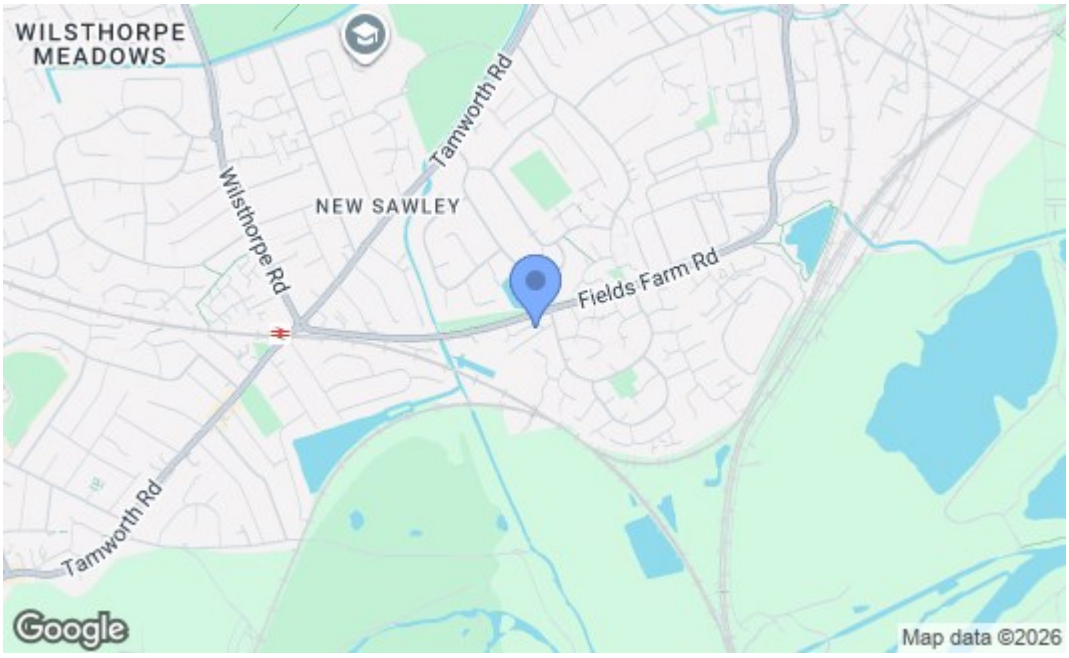


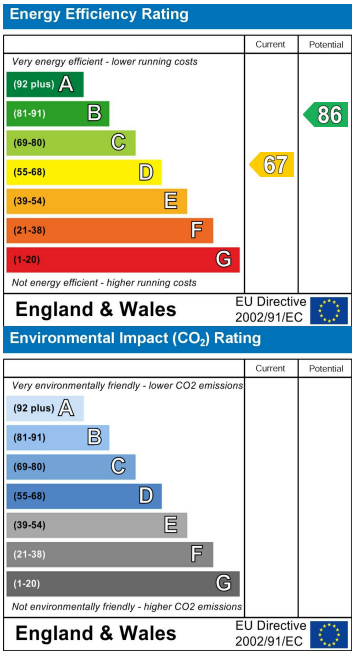












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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