



Owen Avenue,
Long Eaton, Nottingham
NG10 2FS

£350,000 Freehold



Robert Ellis are delighted to market this spacious and well presented detached home.

The property is constructed of brick and benefits from double glazing and gas central heating throughout.

The property has potential to be extended into the loft (subject to planning permission) and would ideally suit a range of buyers.

The property briefly comprises of an entrance porch with access into the converted garage, an entrance hallway leading to three double bedrooms (all with the added benefit of fitted wardrobes), a kitchen with utility area and integrated appliances, lounge, shower room, separate W/C and conservatory.

To the exterior, there is ample off-street parking available to the front for several vehicles. To the rear there is a private and enclosed garden with patio space, turf, storage sheds and mature flowerbeds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops, and parks. Within walking distance is Spring Lakes Activity Centre with Long Eaton town centre easily accessible for supermarkets and healthcare facilities. There are fantastic transport links available, including nearby access to major road links, such as the A52, A50 and M1.

An internal viewing is highly recommended to appreciate the property and space on offer.



Entrance Porch

7'8 x 7' (2.34m x 2.13m)

uPVC double glazed front door, tiled flooring, painted plaster ceiling and spotlights.

Entrance Hall

uPVC double glazed front door, carpeted flooring, radiator, textured ceiling, ceiling light and a built-in storage cupboard.

Kitchen

10' x 12'5 (3.05m x 3.78m)

uPVC double glazed door leading to the rear garden, uPVC double glazed window overlooking the side, laminate flooring, utility space with space for a washing machine, Belfast sink, Rangemaster cooker with five ring gas hob, extractor fan, integrated dishwasher, integrated fridge, radiator, painted plaster ceiling and spotlights.

Lounge

14'9 x 17'5 (4.50m x 5.31m)

uPVC double glazed sliding door leading to the conservatory, carpeted flooring, gas fire, radiator, textured ceiling and ceiling light.

Conservatory

9'9 x 13'4 (2.97m x 4.06m)

uPVC double glazed windows overlooking the rear garden and French doors leading to the rear garden. Tiled flooring with under floor heating.

Master Bedroom

11'6 x 10'5 (3.51m x 3.18m)

uPVC double glazed bay window overlooking the front, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling and ceiling light.

Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)

uPVC double glazed window overlooking the side, carpeted flooring, fitted wardrobes, radiator, textured ceiling and ceiling light.

Bedroom Three

8'8 x 10'5 (2.64m x 3.18m)

uPVC double glazed window overlooking the side, fitted wardrobes, carpeted flooring, radiator, painted plaster ceiling and ceiling light.

Shower Room

7'4 x 5'4 (2.24m x 1.63m)

uPVC double glazed patterned window overlooking the side, tiled flooring, walk-in shower, pedestal sink, built-in storage cupboard housing the boiler, painted plaster ceiling and ceiling light.

WC

7'4 x 2'3 (2.24m x 0.69m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, painted plaster ceiling and ceiling light.

Converted Garage

7'9 x 13'9 (2.36m x 4.19m)

uPVC double glazed window overlooking the side, plumbing and power, painted plaster ceiling and ceiling light.

Outside

Off-street parking to the front. To the rear there is a mature and private garden with patio, turf, mature flowerbeds and storage sheds.

Directions

Proceed out of Long Eaton along Main Street turning left at the traffic island by the Tappers Harker public house. Continue over the railway lines and turn right at the mini island into Meadow Lane, continue over the railway lines where Owen Avenue can be found as a turning on the right hand side.

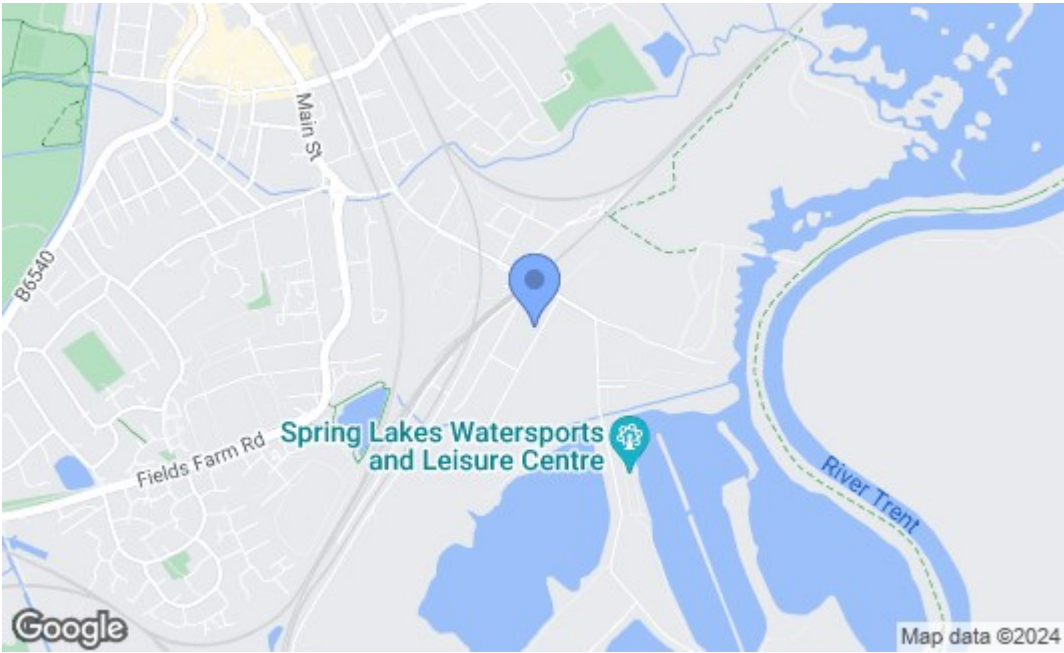
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Council Tax

Erewash Borough Council Band D



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	68	
(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		
(81-91) B		
(69-80) C		
(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.