



Mickledon Close,  
Long Eaton, Nottingham  
NG10 4JY

**O/I/R £360,000 Freehold**



BEING SITUATED IN A QUIET CUL-DE-SAC THIS FOUR BEDROOM PROPERTY PROVIDES A LOVELY FAMILY HOME WHICH IS WELL SITUATED FOR EASY ACCESS TO LONG EATON AND THE SURROUNDING AREA

Robert Ellis are pleased to be instructed to market this large detached four bedroom property which provides well proportioned accommodation arranged on two levels which is now in need of some updating work being carried out, but is ready for immediate occupation and then a new owner can decide how they want to change the property to suit their own requirements. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this spacious home for themselves. The property is well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding area which include excellent local schools for all ages and excellent transport links which have helped to make this area of Long Eaton a very Popular and convenient place to live

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and from being most double glazed. The accommodation includes a fully enclosed reception porch, a reception hall with a ground floor w.c. off, an L shaped lounge/sitting room which has patio doors leading out to the rear garden, a separate dining room which could easily be combined with the existing kitchen which is fitted with oak finished wall and base units and off the kitchen there is a utility room. The garage was converted to create a room at the rear which provides additional living space with there being a garage/store at the front of what was the original double garage. To the first floor the landing leads to the four good size bedrooms, three of which have built-in wardrobes and the main bedroom has a shower room en-suite with the family bathroom has been changed into a shower room and currently has a large walk-in shower with a mains flow shower system, but could easily be altered back into a bathroom if this was preferred by a new owner. Outside there is a driveway at the front of the house which provides off road parking for several vehicles, there is a path running down the side of the garage and property to the rear garden which has a number of patio areas, a lawn, mature beds and fencing and natural screening to the boundaries with there being a greenhouse which will remain at the property when it is sold.

As previously mentioned the property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Fully enclosed porch with the front door having a stained glass leaded panel inset and an opaque double glazed side panel, quarry tiled flooring, cloaks hanging, radiator, exposed brick work to the walls and a UPVC door with inset opaque glazed arched panel and glazed side panels leading into:

### Reception Hall

Stairs with balustrade leading to the first floor, cornice to the wall and ceiling, radiator, built-in cloaks cupboard and a further built-in storage cupboard.

### Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with a mirror to the wall above, radiator and an opaque glazed internal window to the porch.

### Lounge/Sitting Room

17'2 plus bay to 8'3 x 17'6 to 11'5 approx (5.23m plus bay to 2.51m x 5.33m to 3.48m approx)

This large L shaped main living room has a double glazed window to the front, a box bay window with sliding patio doors leading out to the rear garden and a further double glazed window to the rear, feature fireplace with Minton style surround and hearth and cornice to the wall and ceiling.

### Dining Room

10'8 x 9' approx (3.25m x 2.74m approx)

The dining room has a double glazed window to the rear, radiator, cornice to the wall and ceiling, laminate flooring, glazed panel to the reception hallway and serving hatch to the kitchen. As previously mentioned this room could easily be combined with the existing kitchen to create a large open plan living/dining kitchen/

### Kitchen

13'8 x 8'4 approx (4.17m x 2.54m approx)

The kitchen is fitted with oak finished units and has a sink with a mixer tap set in a work surface which extends to three sides and has a wine rack, cupboards, drawers and an integrated dishwasher beneath, space for an upright cooker, work surface with cupboard and drawer beneath, matching eye level wall cupboards, a double display cabinet with shelving and a hood over the cooking area, tiling to the walls by the work surface areas, space for an upright fridge, radiator, laminate flooring, double glazed window to the rear and an opaque double glazed door leading out to the side of the property.

### Utility Room

7'8 x 4'9 approx (2.34m x 1.45m approx)

Having a sink with a mixer tap set in a work surface with space for an automatic washing machine and tumble dryer and a cupboard below, space for an upright freezer, radiator, tiling to the walls by the work surface area, double glazed window to the side, laminate flooring and door leading to the room at the rear of the garage.

### Sitting Room

15'2 x 9'1 approx (4.62m x 2.77m approx)

This room has been created by dividing the garage and provides an additional living space which will suit a family living at the property. The room has a double glazed window to the rear, laminate flooring, a radiator and there is an internal door leading through the garage/storage space at the front of what was the original double garage.

### First Floor Landing

Double glazed window to the front, the balustrade continues from the stairs onto the landing, radiator, hatch to loft, shelved airing/storage cupboard and panelled doors to:

### Bedroom 1

14'3 x 10'8 approx (4.34m x 3.25m approx)

Double glazed window to the rear, range of built-in wardrobes and a radiator.

### En-Suite Shower Room

The en-suite to the main bedroom is fully tiled and has a shower with a mains flow shower system, tiling to three walls and a pivot glazed door, low flush w.c. and a hand basin with a mixer tap, mirror fronted wall cabinet, radiator and an opaque double glazed window.

### Bedroom 2

12' x 9'2 approx (3.66m x 2.79m approx)

Double glazed window to the rear, radiator and a double built-in wardrobe.

### Bedroom 3

7'9 x 7'6 approx (2.36m x 2.29m approx)

Double glazed window to the rear, radiator and double built-in wardrobe.

### Bedroom 4

8'6 x 7'8 approx (2.59m x 2.34m approx)

Double glazed window to the front and a radiator.

### Shower Room

The shower room was originally a bathroom and could be easily changed back into a bathroom if preferred by a new owner. There is currently a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, panelling to three walls and a sliding glazed door and protective screen, pedestal wash hand basin, low flush w.c., chrome ladder heated towel radiator, the walls are half tiled, mirror fronted cabinet and recessed lighting to the ceiling.

### Outside

At the front of the property there is a driveway which provides off the road parking for several vehicles and there is a pebbled area in front of the house, a slabbed bin storage area with trellis fencing to two sides and to the right of the garage there is a gate which provides access around the side of the garage and behind the property where there is a further gate to the rear garden.

There is a slabbed patio to the rear of the house with a path leading to a further patio area where a greenhouse is positioned, there is a lawn with mature beds to the sides and the garden is kept private by having natural screening and fencing to the boundaries. There is external lighting along the path which runs down the side of the property and at the rear and an external water supply is provided.

### Garage

15'2 x 7'4 approx (4.62m x 2.24m approx)

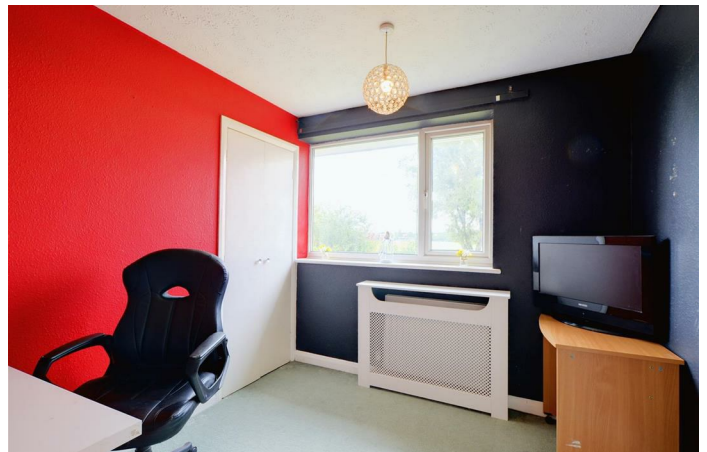
The garage/store has an up and over door at the front, storage in the roof space, window to the side, power and lighting and an electric consumer unit is housed in this area.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. First left into Cheviot Road, left into Malbern Road and left again into Mickledon Close  
7492AMMP

### Council Tax

Erewash Borough Council Band E

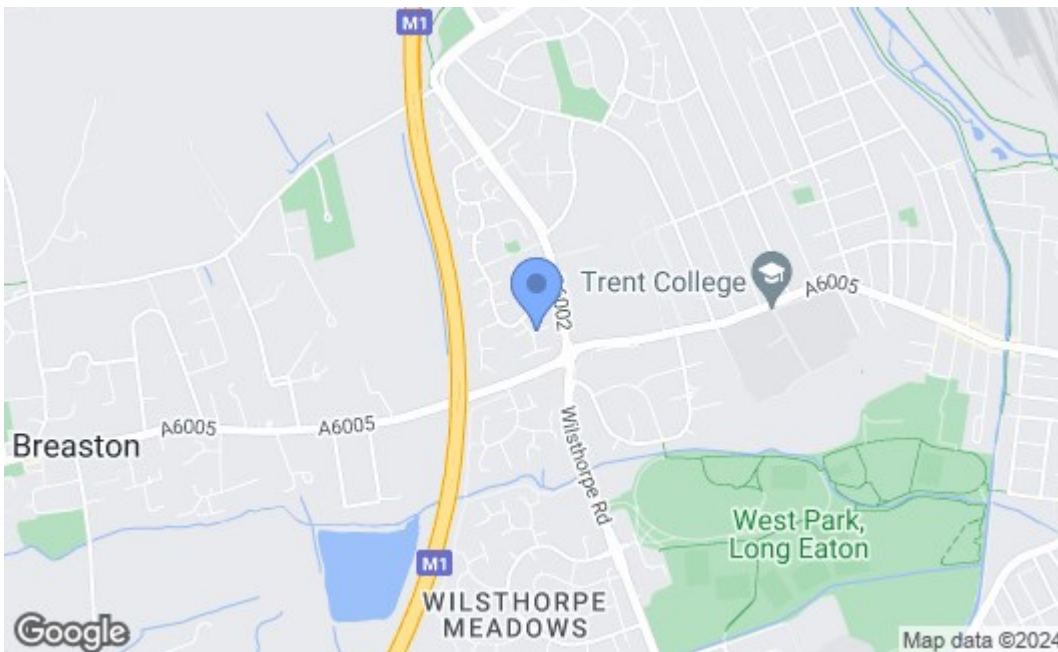
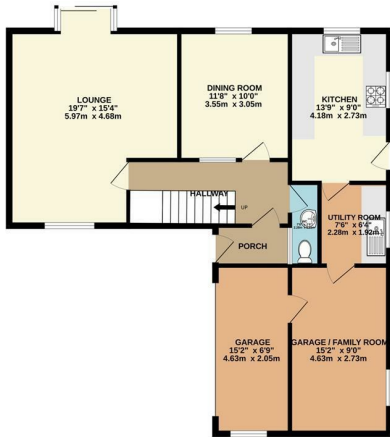




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.