Robert Ellis

look no further. . .

Conway Street,
Long Eaton, Nottingham
NG10 2AE

£215,000 Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owners and is ready for you to move in to. Being situated on Conway Street, the property benefits from off road parking and has a larger than average rear garden. The property has also recently benefited from a new roof and had all the windows and doors replaced. All the rooms are of a good size and this home also benefits from two bathrooms. Being within walking distance of Long Eaton town centre and Grange Primary School, this property is a must to view.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge with a bay window, dining kitchen to the rear with a utility room off and a ground floor bathroom. To the first floor there are three good size bedrooms, the master benefiting from an en-suite shower room. Outside there is off road parking to the front and a gate leading down the side to the rear garden.

Set within easy reach of Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages including Grange Infant and Primary School being within walking distance of the property, healthcare and sports facilities and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton train station and the A52 to Nottingham and Derby.

Entrance Hall
Composite front entrance door, radiator, stairs to the first floor, laminate floor and door to:

Lounge
13'6 x 12'1 approx (4.11m x 3.68m approx)
UPVC double glazed bay window to the front, Adam style surround and hearth, coving to the ceiling, laminate floor, radiator, door to understairs storage cupboard, TV point and door to:

Dining Kitchen
12'4 x 15'4 approx (3.76m x 4.67m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap, tiled walls and splashbacks, tiled floor, gas cooker point, UPVC double glazed window and rear exit door, appliance space, radiator, spotlights, coving to the ceiling and door to:

Utility Room
6'5 x 5'1 approx (1.96m x 1.55m approx)
Plumbing for an automatic washing machine, space for a tumble dryer, work surface, gas central heating boiler, UPVC double glazed window to the side, storage cupboard, tiled floor and door to:

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, UPVC double glazed window to the rear, tiled floor, extractor fan, spotlights and chrome heated towel rail.

First Floor Landing
UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1
12'5 x 12'1 approx (3.78m x 3.68m approx)
UPVC double glazed window to the front, radiator and door to:

En-Suite
Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks and UPVC double glazed window to the front.

Bedroom 2
12'1 x 8'5 approx (3.68m x 2.57m approx)
UPVC double glazed window to the rear and radiator.

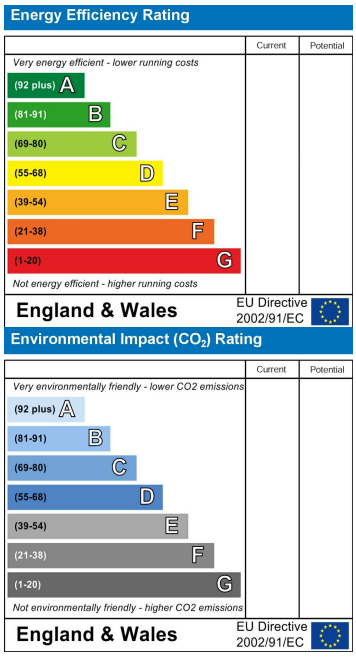
Bedroom 3
8'1 x 5'8 approx (2.46m x 1.73m approx)
UPVC double glazed window to the rear, TV point and radiator.

Outside
To the front of the property there is off road parking and a gate to the side leading down the side which in turn leads to the rear garden.

Immediate to the property there is a patio area with steps down leading to the lawn which leads to a large decked area at the bottom of the garden, perfect for seating. There are walled and fenced boundaries and an additional decked area with a garden shed. There are bark borders and an outside tap.

Directions
Proceed out of Long Eaton along Nottingham Road and Conway Street can be found as the turning on the right just after the bridge. The property can be found as identified by our for sale board.
7231AMEC

Council Tax
Erewash Borough Council Band A



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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