Robert Ellis

look no further...

Vanguard Road,
Long Eaton, Nottingham
NG10 1DX

O/O £210,000 Freehold

0115 946 1818

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A SEMI DETACHED HOUSE THAT HAS BEEN EXTENDED OFFERING SPACIOUS ACCOMMODATION OVER TWO FLOORS.

Robert Ellis are delighted to market this well presented three bedroom semi detached house that is offered for sale with no upward chain. This great property would appeal to a variety of buyers whether you are a first time buyer, up sizing or down sizing.

There is an entrance lobby which has feature wooden flooring and a large double cupboard that offers excellent storage and is open to the dining area. The dining area has a breakfast bar and a window that overlooks the rear garden. The dining area is open to the kitchen which is a good size and provides enough space for the usual kitchen appliances and door opening to the rear garden. In addition to the open plan kitchen dining area there is a separate living room with a feature bow window to the front elevation and open stairs to the first floor. There are three bedrooms with a master en suite as well as a modern fitted bathroom. To the front of the property there is a lawned area and a driveway providing off road parking and access to the rear. The rear garden offers a good level of privacy and is majority laid to lawn with a patio area suitable for entertaining.

The property is a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well many other retail outlets, there are sports facilities and walks at West Park and in the nearby open countryside and at Trent Lock, schools for all ages and the transport links include junctions 24 and 25 of the M1, East midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the 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.

Entrance Hall
UPVC double glazed door with obscure double glazed decorative light panel within.

Dining Area
17'8 x 9' approx (5.38m x 2.74m approx)
Large double storage cupboard to the side with shelving and power, wooden flooring, UPVC double glazed windows to the front and rear, breakfast bar with laminate work surface, radiator and open to:

Kitchen Area
19'5 x 8'1 approx (5.92m x 2.46m approx)
UPVC double glazed French doors and a window to the rear, wall, base and drawer units with dark grey laminate work surface over and tiled splashback, composite 1¼ sink and drainer with chrome mixer, tap, space for a free standing gas cooker, space for a tall fridge freezer, plumbing and space for a washing machine or dishwasher, cupboard housing the wall mounted central heating boiler, tiled floor, storage cupboard with shelves and glazed door to:

Living Room
12'4 x 9'8 approx (3.76m x 2.95m approx)
UPVC double glazed bow window to the front, coving, wall mounted electric pebble effect fire, cast iron style radiator, understairs storage cupboard, open stairs to the first floor.

First Floor Landing
Doors to:

Bedroom 1
13'8 x 9'1 approx (4.17m x 2.77m approx)
UPVC double glazed window to the front, radiator and loft access hatch to the part boarded loft space. Access to:

En-Suite
6' x 4' approx (1.83m x 1.22m approx)
Obscure UPVC double glazed window to the rear, fully enclosed shower cubicle with mains fed shower, light and extractor fan over, aqua boarding to the walls, low flush w.c., vanity wash hand basin, tiled splashback, radiator and tiled floor.

Bedroom 2
12'4 x 9'3 approx (3.76m x 2.82m approx)
UPVC double glazed window to the front and a radiator.

Bedroom 3
8'2 x 6'2 approx (2.49m x 1.88m approx)
UPVC double glazed window to the rear, storage cupboard over the stairs and a radiator.

Bathroom
5'9 x 5'5 approx (1.75m x 1.65m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a bath with mains fed shower over, shower screen and tiled splashback, vanity wash hand basin with tiled splashback, low flush w.c., chrome heated towel rail, loft access hatch to the part boarded loft, wood effect vinyl flooring.

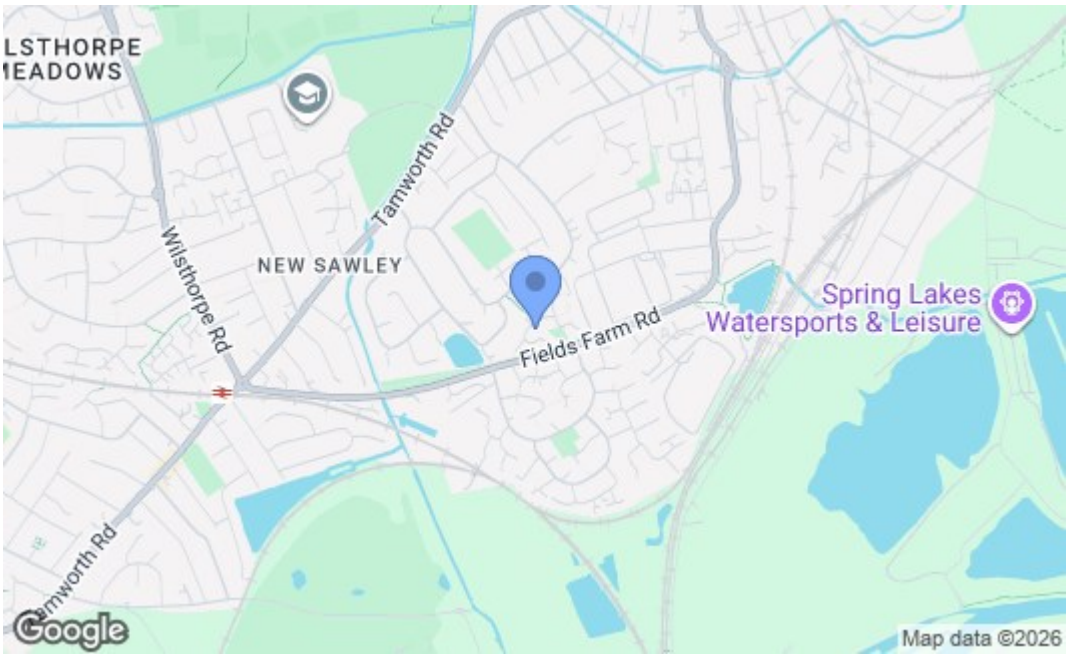
Outside
To the front of the property there is a block paved driveway providing off road parking for approx 2 vehicles and there is a laid to lawn area and well established borders, access to the rear.

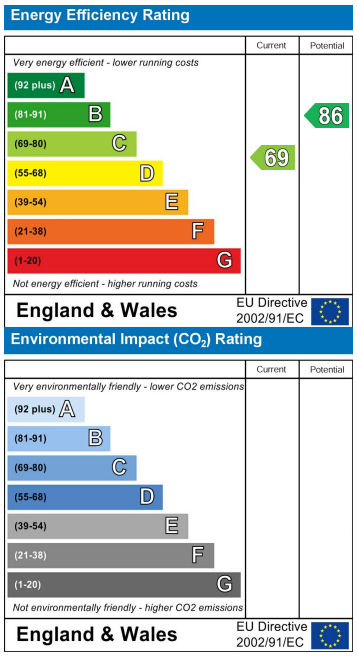
The rear garden is private and has a patio area, steps down to a lawned area with two composite storage sheds, outside tap and wooden fence to the boundaries.

Directions
Proceed out of Long Eaton along Tamworth Road and take the left hand turning onto Nelson Street which then becomes Collingwood Road. Continue to the end of Collingwood Road and take the right hand turning into Vanguard Road, follow the road round where the property can be found on the left
8818AMMH

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 10mbps Superfast 55mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, Three, EE
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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