



Bursar Way,  
Long Eaton, Nottingham  
NG10 4AT

**Price Guide £244,950-249,950**

**Freehold**



A THREE STOREY, THREE/FOUR BEDROOM MID TERRACE PROPERTY SITUATED ON THIS SELECT DEVELOPMENT ON THE OUTSKIRTS OF LONG EATON THAT WOULD SUIT A WHOLE RANGE OF BUYERS AND IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY THE LOCAL AREA AND TO EXCELLENT TRANSPORT LINKS.

The property offers spacious accommodation with good size rooms and a w.c. on each floor. Benefiting from off road parking and having a privately enclosed rear garden, an internal viewing comes highly recommended to fully appreciate all that is on offer.

Benefiting from gas central heating and double glazing, the accommodation in brief comprises of a spacious entrance hall, breakfast kitchen with fitted appliances, dining room/bedroom 4 with patio doors to the rear garden and a ground floor w.c. To the first floor there is a spacious lounge with two windows to the front, a w.c. and bedroom 3 to the rear. To the second floor there are two bedrooms, the master with an en-suite and a family bathroom. Outside there is off road parking for two cars and a garden to the rear.

The property is within easy reach of the Asda and Tesco superstores as well as many other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include several local golf courses and the excellent 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 which provide good access to both Nottingham and Derby.



### Entrance Hall

Composite front entrance door, stairs to the first floor, radiator and doors to:

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, splashbacks, radiator and extractor fan.

### Kitchen

13'1" x 8'8" approx (3.99m x 2.64m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, eye level Neff integrated double oven, Neff five ring gas hob and Neff extractor hood over, built-in dishwasher, fridge and separate freezer, spotlights, radiator and UPVC double glazed window to the front.

### Dining Room/Bedrom 4

11'8" x 12'5" approx (3.56m x 3.78m approx)

UPVC double glaze French doors and window to the rear, TV point and door to understairs storage cupboard.

### First Floor Landing

Radiator, stairs to the second floor and doors to:

### Lounge

17'1" x 12'4" approx (5.21m x 3.76m approx)

Two UPVC double glazed windows to the front, two radiators, TV and telephone points, coving to ceiling and spotlights.

### w.c.

Low flush w.c., pedestal wash hand basin, radiator, splashbacks and extractor fan.

### Bedroom 3

12'5" x 8'2" approx (3.78m x 2.49m approx)

Two UPVC double glazed windows to the rear, radiator, door to large storage cupboard/wardrobe.

### Second Floor Landing

Radiator, access to the loft which is boarded and houses the boiler via a pull down ladder and doors to:

### Bedroom 1

14'4" x 12'4" approx (4.37m x 3.76m approx)

Two UPVC double glazed widows to the front, radiator, TV point and door to:

### En-Suite

Walk-in shower cubicle with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, heated towel rail.

### Bedroom 2

12'4" x 8'4" approx (3.76m x 2.54m approx)

Two UPVC double glazed windows to the rear and a radiator.

### Bathroom

A white three piece suite comprising of a panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, extractor fan, electric shaver point and heated towel rail.

### Outside

To the front of the property there is a tarmacadam driveway offering parking for two cars. To the rear there is a decked area to the immediate rear leading to a lawned garden, there are stepping stones to the bottom of the garden where there is a patio area. There is a garden shed and the garden is enclosed with fenced boundaries. There is a gate at the bottom of the garden giving bin access, there are gravelled borders and power points.

### Directions

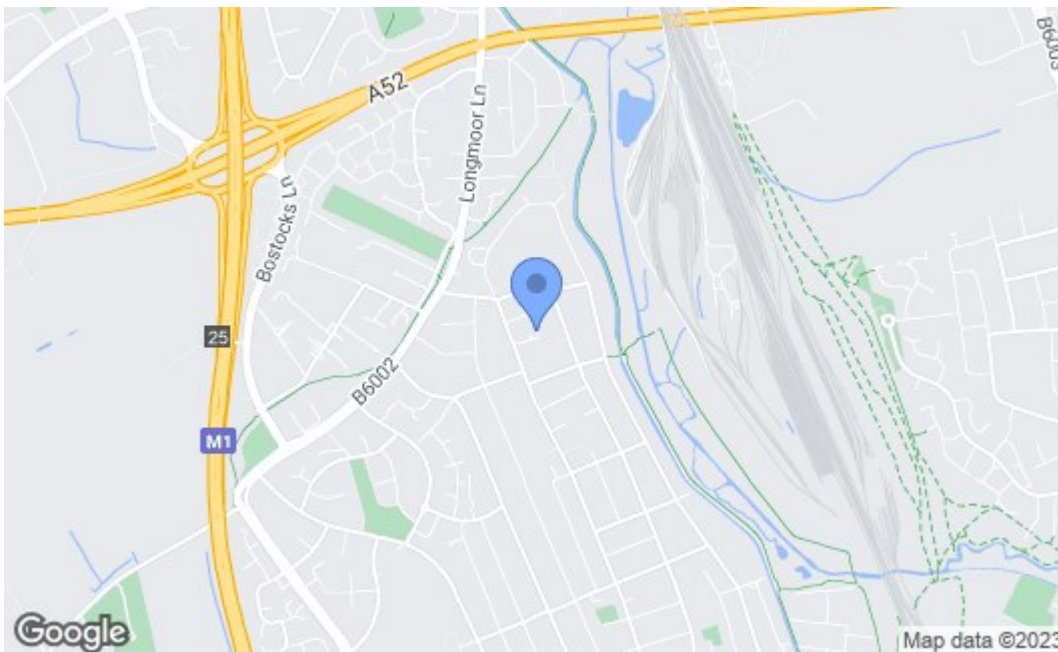
Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street where Bursar Way can be found some way down on the right hand side with the property identified by our for sale board.

7082AMEC

### Council Tax

Band C - £1,753





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.