

# Robert Ellis

*look no further...*



The Spring,  
Long Eaton, Nottingham  
NG10 1PJ

**£255,000 Freehold**

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A VERY WELL PRESENTED THREE BEDROOM DETACHED HOUSE IN THE SOUGHT AFTER FIELDS FARM DEVELOPMENT WITH OPEN-PLAN KITCHEN DINER AND LOW MAINTENANCE REAR GARDEN! INTERNAL PHOTOS TO FOLLOW.

A superb and very well-presented three-bedroom detached home situated in a sought-after position on The Spring within the popular Fields Farm Estate in Long Eaton. This stylish property offers modern open-plan living and is ready to move straight into — an ideal home for families or professionals alike. The ground floor features a bright and spacious open-plan lounge, which flows seamlessly into the modern kitchen diner and conservatory, creating an excellent space for entertaining or relaxing. There is also a versatile ground-floor bedroom with a contemporary en-suite shower room, perfect for guests or multigenerational living. Upstairs, there are two further bedrooms and a beautifully appointed family shower room, featuring a large walk-in rain shower. Outside, the property benefits from a driveway providing off-road parking and a low-maintenance enclosed rear garden with patio areas and a garden shed, offering a perfect outdoor retreat. This property is immaculately presented throughout and must be viewed to be fully appreciated.

In brief the property comprises of an entrance hall leading through to the open plan lounge which is open to the kitchen diner. There are French doors opening to the conservatory. From the conservatory, there is a bedroom with en-suite shower room. To the first floor, there are two double bedrooms and a contemporary shower room. Very well presented and modern throughout, this will make a great home.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, East Midlands Parkway, Long Eaton train station which is literally only a few minutes walk away and there is the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



### Entrance Hall

Front entrance door, stairs to the first floor, radiator and door to:

### Living Room

11'3" x 14'7" approx (3.43m x 4.45m approx)

Carpeted flooring, ceiling light, TV point, UPVC double glazed window to the front, open to:

### Kitchen Diner

14'5" x 10'8" approx (4.39m x 3.25m approx)

The open plan kitchen diner has tiled flooring, understairs storage cupboard, LED ceiling spotlights, UPVC double glazed window and French doors to the conservatory. The kitchen has modern grey Shaker style wall, base and drawer units to three walls with grey laminate work surface over, built-in double oven with stainless steel splashback, stainless steel and glass extractor over, under counter lighting, spaces and plumbing for a fridge freezer and washing machine, Belfast sink with pre-wash tap and space for a dishwasher, radiator, space for a dining table.

### Conservatory

14'7" x 14' approx (4.45m x 4.27m approx)

Laminate flooring, two wall lights, radiator, UPVC double glazed French doors and windows to the rear and door to:

### Bedroom 3

13'4" x 7'4" approx (4.06m x 2.24m approx)

Carpeted flooring, LED ceiling spotlights, UPVC double glazed window to the rear and door to:

### En-Suite

Tiled floor and walls, low flush w.c., ceiling spotlights, towel chrome radiator, enclosed shower cubicle with mains fed shower.

### First Floor Landing

7'4" x 6'2" approx (2.24m x 1.88m approx)

Carpeted flooring, ceiling light, UPVC double glazed window to the side, doors to:

### Bedroom 1

14'6" x 9'1" approx (4.42m x 2.77m approx)

Carpeted flooring, ceiling light, double radiator, UPVC double glazed window to the front, panelled feature wall.

### Bedroom 2

14'5" x 11'2" approx (4.39m x 3.40m approx)

Carpeted flooring, ceiling light, TV point, double radiator and UPVC double glazed window to the rear.

### Shower Room

Obscure UPVC double glazed window to the rear, tiled floor, low flush w.c., pedestal wash hand basin with mirror over, large walk-in double shower enclosure with mains fed rainwater shower head and hand held shower, tiled walls, chrome towel radiator.

### Outside

To the front of the property there is a driveway leading to the garage.

To the rear there is a patio area, artificial lawned garden, space for a garden shed, enclosed with fencing to the boundaries, gate leading to Fields Farm Road.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left onto Fields Farm Road. Turn right onto Bosworth Way, right onto The Spring and the property can be found on the right hand side.

8949JG

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

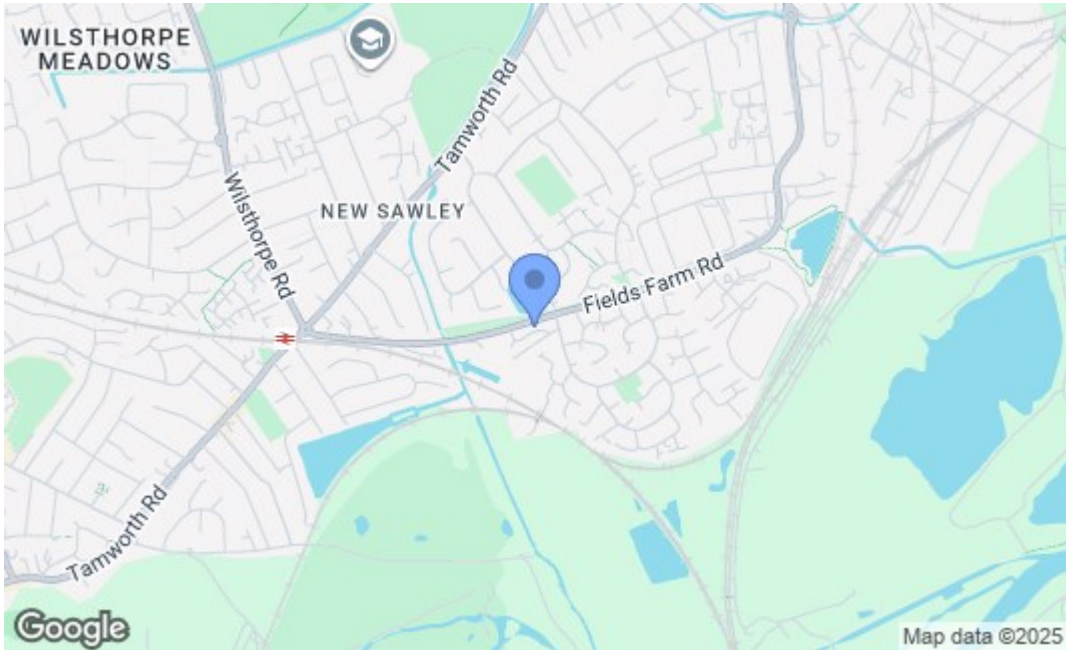
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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                     |         |           |
| England & Wales 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 |         |           |
| 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.