Robert Ellis

look no further. . .

Laurel Crescent,
Long Eaton, Nottingham
NG10 3NN

£210,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION.

Robert Ellis are pleased to bring to the market this deceptively spacious three bedroom semi detached family home in need of a general upgrade programme. The property has generous size rooms, off street parking, front lawn and generous rear garden. We believe the property will appeal to first time buyers and investors and an early bird viewing is highly recommended to secure this delightful property.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing throughout. In brief the accommodation comprises of a hallway which leads to the lounge and dining room, kitchen to the rear and access to the understairs storage cupboard. To the first floor there are three bedrooms and the family bathroom. Outside at the front there is off street parking and a car port, gate providing access to the generous size rear garden and access to an outside w.c. and two storage cupboards.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
12'2 x 5'9 approx (3.71m x 1.75m approx)
With a double glazed door to the front, double glazed window to the side, stairs to the first floor, radiator and access to the meter cupboard and understairs storage.

Lounge
12'8 x 12'2 approx (3.86m x 3.71m approx)
Having a UPVC double glazed bay window to the front, radiator, feature gas fireplace with surround and hearth, coving to the ceiling, picture rail and double doors providing access to:

Dining Room
10'4 x 9'6 approx (3.15m x 2.90m approx)
With a double glazed window to the rear, double doors to the lounge and a radiator.

Kitchen
10'3 x 9'4 approxq (3.12m x 2.84m approx)
Comprising of wall and base units with work surface over, gas oven and electric hob with extractor hood over, access to understairs storage cupboard, stainless steel sink with drainer, tiled splashbacks and space for a washing machine and fridge. Door to the side.

First Floor Landing
having a double glazed window to the side and doors to:

Bedroom 1
12'2 x 10'9 approx (3.71m x 3.28m approx)
UPVC double glazed bay window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2
10'4 x 9'8 approx (3.15m x 2.95m approx)
Double glazed window to the rear, built-in storage cupboards and a radiator.

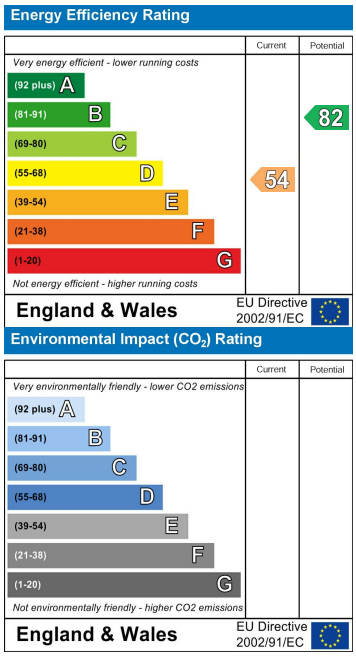
Bedroom 3
9'1 x 7'7 approx (2.77m x 2.31m approx)
Double glazed window to the front and a radiator.

Bathroom
5'7 x 7'1 approx (1.70m x 2.16m approx)
Comprising of a panelled bath with mixer tap and shower over, pedestal wash hand basin, low flush w.c., radiator, tiled walls and obscure double glazed window to the rear.

Outside
The property has great stance and curb appeal from the road, there is a block paved driveway providing off street parking and a front garden with planted borders and hedged boundary. Car port with gated access to the rear garden. The rear garden is of a generous size and is laid mainly to lawn with a garden path and patio area, hard standing to the rear, planted borders and access to an outside w.c. and two storage cupboards.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left as identified by our for sale board.
7032AMLT

Council Tax
Band B - £1,534



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818