



Sheldon Close,  
Long Eaton, Nottingham  
NG10 4GH

**Price Guide £200-210,000**  
**Freehold**



A THREE BEDROOM MID TOWN HOUSE SITUATED IN A QUIET CUL-DE-SAC, OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND IDEAL FOR A FIRST TIME BUYER.

Robert Ellis are pleased to bring to the market this well presented mid town house which offers practical and well proportioned accommodation throughout. The property benefits from a fitted kitchen with integrated oven and dishwasher, along with a comfortable living space that opens through to a conservatory, providing additional living or dining space. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a garage and a private rear garden, offering a pleasant outdoor space.

Being offered to the market with no onward chain and positioned within a quiet cul-de-sac, this property represents an excellent opportunity for a first time buyer or investor. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

At hand there are a number of local amenities and facilities including the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, schools with good reputations for all ages, healthcare and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, storage cupboard, radiator and door to:

### Lounge

12'6 x 12'4 approx (3.81m x 3.76m approx)

Double glazed window to the front, coving, dado rail, radiator, gas fire with hearth and mantle and open to:

### Dining Room

8'4 x 11'6 approx (2.54m x 3.51m approx)

Coving, sliding doors to the conservatory, radiator and door to kitchen.

### Conservatory

7'5 x 7'7 approx (2.26m x 2.31m approx)

Tiled floor and patio doors to the rear garden.

### Kitchen

7'3 x 11'6 approx (2.21m x 3.51m approx)

Double glazed door to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas burner, space for a fridge freezer and integrated dishwasher.

### First Floor Landing

Loft access, doors to:

### Bedroom 1

9' x 11'10 approx (2.74m x 3.61m approx)

Double glazed window to the rear, radiator.

### Bedroom 2

8'5 x 11'7 approx (2.57m x 3.53m approx)

Double glazed window to the front, radiator.

### Bedroom 3

6'8 x 8'10 approx (2.03m x 2.69m approx)

Double glazed window to the front, radiator, laminate flooring.

### Bathroom

Double glazed window to the rear, radiator, panelled bath with mains flow shower over, tiled floor, part tiled walls and low flush w.c.

### Outside

To the front of the property there is a lawned garden.

The rear garden is enclosed with panelled fencing and laid mainly to lawn.

### Garage

Found in a block with an up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and at the church turn right into College Street. Continue to the end of the road and turn right at the roundabout onto Longmoor Road and turn immediately right into Sheldon Close.

9265CO

### 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 8mbps Superfast 52mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

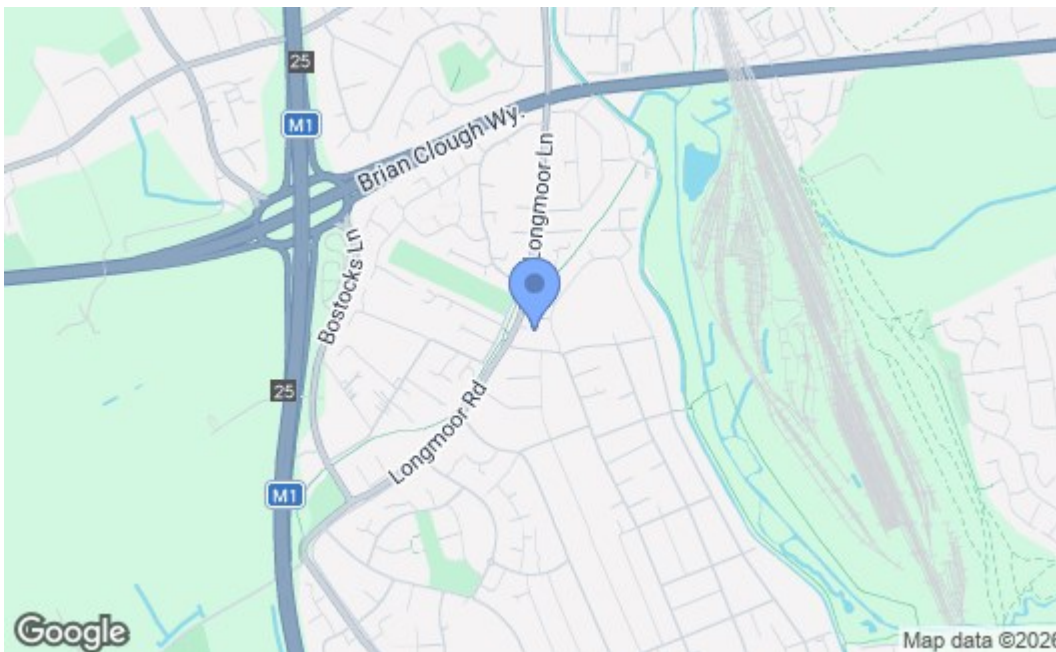
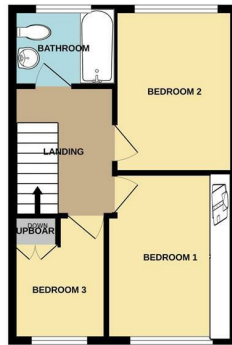
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.