Robert Ellis

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Tewkesbury Road,
Long Eaton, Nottingham
NG10 1PP

£230,000 Freehold

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A SUPERB AND EXTENDED TWO DOUBLE BEDROOM PROPERTY WITH A CONSERVATORY TO THE REAR, SITUATED ON A QUIET ROAD IN THIS MOST SOUGHT AFTER LOCATION, BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are pleased to be instructed to market this extended semi detached property which provides two double bedroom accommodation that is tastefully finished throughout. For the size of the property and privacy of the rear garden to be appreciated, we recommend that interested parties do make a full inspection so they can see all that is included in the property for themselves, with the rear garden having been landscaped and designed to help keep maintenance to a minimum and as people will see when they view, provides several places for people to sit and enjoy outside living.

The property is constructed of brick to the external elevations with the front being relieved by panelling, all under a pitched tiled roof and the well presented accommodation derives all the benefits from having gas central heating and double glazing throughout. In brief the accommodation includes a reception hall with doors leading to the well fitted kitchen which has Shaker style units and integrated cooking appliances and the lounge which is positioned at the rear of the property and this has patio doors leading into the conservatory at the rear which in turn has French doors leading out to the private rear garden. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite including a P shaped bath with a shower over. Outside there is car standing at the front of the house and a driveway leads down the side to the garage which is positioned at the rear. The rear garden has a decked area with picket fencing and a gate leading onto an astroturf lawned area, all of which is kept private by having fencing to the side and rear boundaries.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton town centre which include Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus that takes you to Castle Donington and the airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
7'4 x 3'49 approx (2.24m x 0.91m approx)
To the front, there is a red composite door to the front with inset glass, tile flooring, ceiling light, radiator, storage/ cloaks cupboard, with doors to the downstairs WC, kitchen and office

Downstairs W.C
3'38 x 4'23 approx (0.91m x 1.22m approx)
The downstairs W.C has a patterned uPVC double glazed window to the front, tile flooring, ceiling light, wall mounted half sink with tiled splash-back behind, and low lush W.C.

Lounge
12'43 x 12'97 approx (3.66m x 3.66m approx)
The lounge has uPVC double glazed sliding door to the conservatory, laminate flooring, ceiling light, radiator, TV point,

Kitchen
12' x 7'11 approx (3.66m x 2.41m approx)
The kitchen is well fitted and has Shaker style cream units including a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has drawers, cupboards, oven and space for an automatic washing machine below, matching eye level wall cupboards with lighting under and hood to the cooking area, tiles to the walls by the work surface and cooking areas, radiator, space for an upright fridge/freezer, tiled flooring, double glazed window to the front and a

Office / Second reception
7'23 x 12'25 approx (2.13m x 3.66m approx)
With uPVC double glazed sliding doors opening t the rear garden, vinyl flooring ceiling light, radiator and TV point

Conservatory
10'2" x 7'4" approx (3.10m x 2.24m approx)
The conservatory has laminate flooring, a polycarbonate roof, a range of UPVC double glazed windows and UPVC double glazed sliding doors to the rear garden

First Floor Landing
6'2 x 2'7 approx (1.88m x 0.79m approx)
With doors to:

Bedroom One
8'74 x 10'56 approx (2.44m x 3.05m approx)
Two double glazed windows to the front, radiator and fitted wardrobes.

Bedroom Two
6'6 x 12'2 approx (1.98m x 3.71m approx)
Double glazed window to the rear, radiator and fitted sliding door wardrobe.

Shower Room
8'7" x 4'7" approx (2.62m x 1.40m approx)
The bathroom has floor to ceiling tiles, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, a walk-in shower with a wall mounted shower, recessed spotlights and a UPVC double glazed obscure window to the rear elevation.

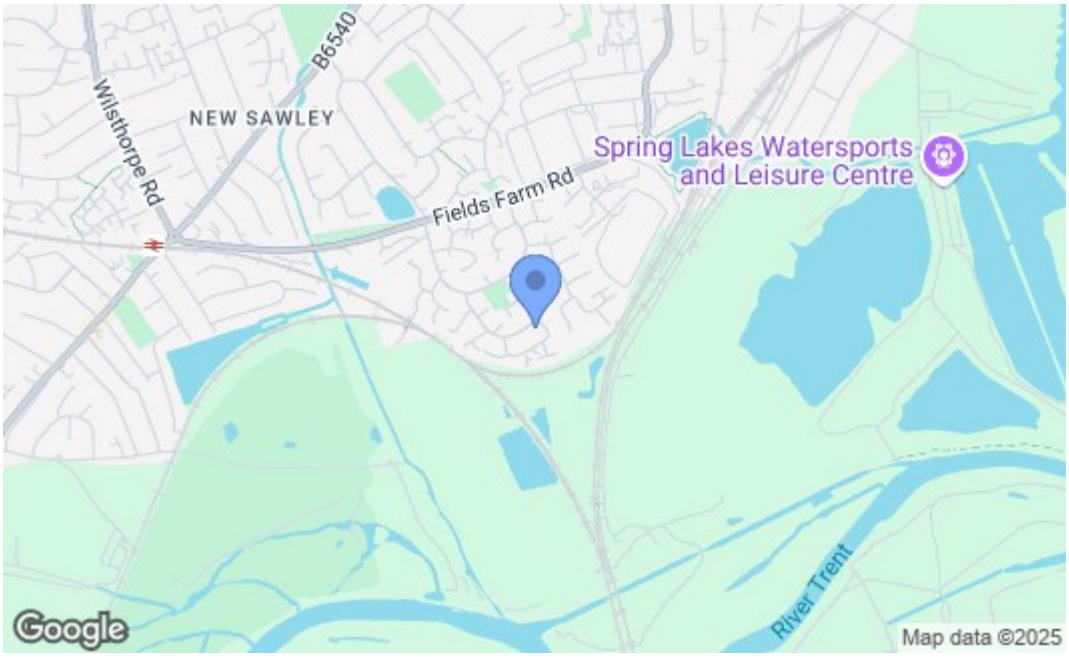
Directions
Proceed out of Long Eaton along Main Street continuing past the old Co-op buildings and upon reaching the island by the Tappers Harker public house continue directly across onto Fields Farm Road. Take the first Bosworth Way turning on the left and Tewkesbury Road will be found on the left hand side.
8377JG

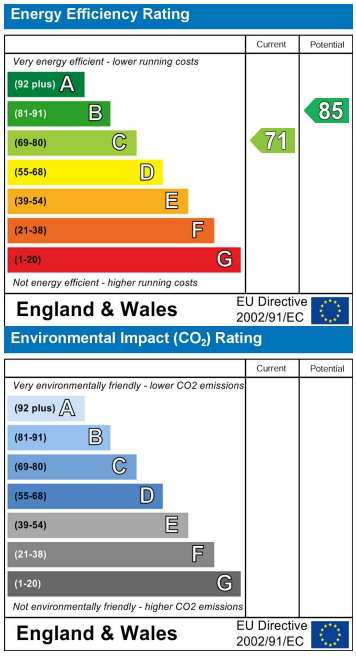
Council Tax
Erewash Council Tax Band B

Agents Notes - Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 60mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Outside
To the front of the property there is car standing via a block paved driveway .

The rear garden has a patio area for entertaining with an astroturf lawned area, all of which is kept private by having fencing to the side and rear boundaries.





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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