Robert Ellis

look no further...

Pasture Lane,
Long Eaton, Nottingham
NG10 2FZ

£349,995 Freehold

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THIS IS A DOUBLE FRONTED, THREE BEDROOM SEMI DETACHED COTTAGE STYLE PROPERTY WHICH IS POSITIONED ON A LARGE PLOT WITH A DRIVE, DOUBLE DETACHED GARAGE AND BEAUTIFUL LANDSCAPED GARDENS TO THE REAR.

Being located at the bottom of Meadow Lane on the outskirts of Long Eaton, this beautiful semi detached property provides a lovely home which has a rural setting but is only a few minutes drive away from the centre of all the facilities and amenities provided by Long Eaton. The property has a unique position and has established woodland to the left hand side and rear and an open aspect at the front over fields and to be able to appreciate the tranquillity of this location, we recommend that interested parties drive to the house and take a viewing so they are able to appreciate all that is included in this beautiful home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall, from which stairs lead to the first floor and there are Georgian glazed doors leading into the through lounge which has a feature brick fireplace incorporating a gas coal effect stove and to the dining/living kitchen which has a dining and sitting area and opens to the kitchen which has ranges of oak fitted units and off the kitchen there is a study/snug area. There is a rear hallway which has a walk-in storage/cloaks cupboard off and provides access to the boot room/utility area at the rear of the house which has a vaulted ceiling, a door leading out to the rear garden and off this area there is a most useful ground floor shower room/w.c. To the first floor the landing leads to the three bedrooms and shower room. Outside there is a lawned garden and pebbled driveway which provides parking for several vehicles and next to the double detached garage/workshop there is level parking for a caravan or motorhome and at the side there is a block paved area with wrought iron fencing to the side and gates provide access to the woodland and rear garden. At the rear of the property there is a patio on which a hot tub is positioned, a path and lawned gardens with established borders to the sides and there is a gate providing access to a further lawned garden with there being a wooden stable/storage facility and a greenhouse positioned at the bottom of the garden.

The property is located in a rural setting yet close to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the surrounding open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an outside light leading through a UPVC front door with an inset opaque glazed panel to:

Reception Hall
Stairs leading to the first floor and Georgian glazed doors leading to the lounge and dining/sitting room.

Lounge/Sitting Room
16'6 x 11'4 max approx (5.03m x 3.45m max approx)
Having a double glazed bay window to the front and double glazed sliding doors leading out to the private rear garden, coal effect gas stove set in a feature brick chimney breast with a wooden mantle and tiled hearth and there is a wooden top brick plinth with a matching wall above which has an inset arched shelf, radiator with a shelf over and a Georgian glazed door leading into the hall.

Dining/Sitting Room
10'8 x 9'6 approx (3.25m x 2.90m approx)
Having a double glazed bay window to the front, Georgian glazed door leading into the hall, feature brick chimney breast with a wooden mantle and canopy inset into the chimney breast (not working), with the chimney breast being double sided into the study/snug, built-in storage cupboard, radiator, beams to the ceiling and brick pillars to either side of the walk through into the kitchen and tiled flooring extending across the whole of this ground floor living area.

Kitchen
15'7 x 6'3 approx (4.75m x 1.91m approx)
The kitchen is fitted with oak wooden finished units and includes a stainless steel sink with a mixer tap set in a work surface with space for a dishwasher, cupboards and drawers below, space for an upright gas cooker, L shaped work surface with space for a fridge and cupboards below, an upright shelved pantry cupboard, matching eye level wall cupboards, shelving and display cabinets, tiling to the walls by the work surface areas and tiled flooring, double glazed window to the rear and an opaque double glazed door leading to the rear hall.

Study/Snug
9'6 x 7'5 approx (2.90m x 2.26m approx)
Double glazed window to the front, wall mounted ATAG gas boiler (fitted approx. 6 years ago and having a 12 year guarantee), feature brick chimney breast with a wooden mantle and canopy inset, plate rail to two walls, beams to the vaulted ceiling and a radiator.

Rear Hall
Quarry tiled flooring and shelving to one wall.

Cloaks/Storage Cupboard
Double opaque glazed window, shelving and cloaks hanging.

Boot Room/Utility Area
10'9 x 7'9 approx (3.28m x 2.36m approx)
Having a half double glazed door leading out to the rear garden and double glazed windows to the rear and sides, tiled flooring, vaulted roof with beams and recessed lighting and a hatch to the roof space above the room, double doors leading to a utility area, with this storage area having space and plumbing for an automatic washing machine and tumble dryer and shelving to the walls.

Ground Floor Shower Room/w.c.
Having a corner shower with a Mira electric shower, tiling to two walls and a glazed pivot door and a protective screen, white low flush w.c., wall mounted hand basin, beams to the ceiling, extractor fan and a mirror fronted corner cabinet.

First Floor Landing
Double glazed window to the rear and two built-in storage cupboards.

Bedroom 1
12'9 x 10'8 approx (3.89m x 3.25m approx)
Double glazed window to the front with views over the field opposite, radiator and a double built-in wardrobe providing hanging space and shelving.

Bedroom 2
11'5 x 8'7 approx (3.48m x 2.62m approx)
Double glazed window to the front providing views over the open field opposite, range of mirror fronted wardrobes having shelving and hanging space with a matching drawer unit, a double built-in shelved storage cupboard, a further double storage cupboard and a radiator.

Bedroom 3
8'1 x 7'2 approx (2.46m x 2.18m approx)
Double glazed window to the rear, radiator, hatch with ladder to the roof space which is boarded and has a light.

Shower Room
Having a corner shower with a Mira electric shower, tiling to two walls and curved glazed doors and protective screens, low flush w.c. with a concealed cistern and a hand basin set on a surface with cupboards under, opaque double glazed window, circular mirror with a light, ladder towel radiator, oak flooring, recessed lighting to the ceiling and an extractor fan.

Outside
At the front of the property there is a lawn and a pebbled driveway and parking area which provides off road parking for several vehicles and level parking to position a caravan or motorhome, a path runs from the drive to the front door, there is a block paved area with wrought iron fencing to the left hand boundary and a gate which provides access to adjacent woods and walks over to Trent Meadows, there is an EV charging point on the side of the property and a wrought iron gate provides access to the rear garden, there is lighting extending along the side of the property and a feature street lamp positioned at the front of the house.

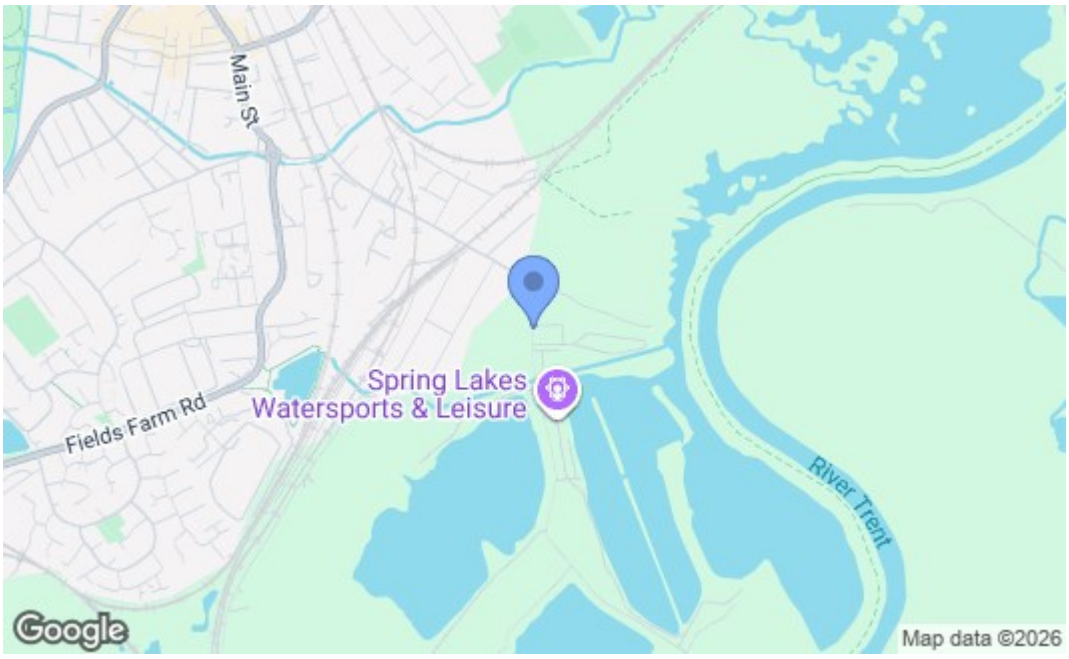
The rear garden is an important feature of this lovely home and includes a patio at the rear of the house with a hot tub positioned on the patio and there is a block paved area which extends from the side to the door leading into the boot room. A slabbed and pebbled pathway running down the garden with an established planted bed to the left hand side, there is a decked seating area with a covered pergola over and to the bottom left hand side there is a further circular patio/seating area where a brick built barbeque is positioned, there is a lawn with a coniferous and beech hedge to the right hand side, a gate set in an archway with espalier, apple and pear fruit trees to either side and a further path leads to the bottom of the garden where there are lawns with beds to either side, there is a further seating area, hedging to the side boundaries and at the bottom of the garden there is a wooden stable/large storage shed and a greenhouse which has pruned apple trees to the sides. As well as outside lighting there is an external tap provided at the side of the house.

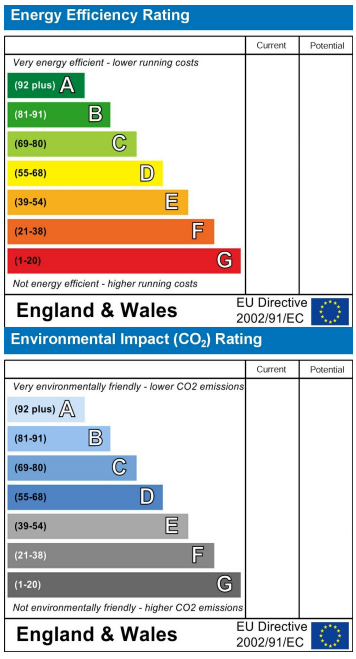
Garage
20'9 x 14'8 approx (6.32m x 4.47m approx)
The garage includes a workshop area and has an up and over door to the front, a personal door to the side, storage in the roof space, a pit with a light and lighting and power points are provided in the garage.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island turn left onto Main Street and at the mini island turn right onto Meadow Lane. Follow the road down, over the train lies and turn right onto Pasture Lane and the property can be found as identified by our for sale board.
9235MP

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 9mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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





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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