Robert Ellis

look no further...

Holyoake Drive,
Long Eaton, Nottingham
NG10 2FJ

£190,000 Freehold

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A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME WITH A LARGE PRIVATE GARDEN AND GARAGE, IN NEED OF SOME COSMETIC MODERNISATION AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious three bedroom semi-detached home, perfect for first time buyers, investors, people looking to downsize and families alike. The property benefits from solar panels to the roof, gas central heating throughout with majority of the windows being UPVC double glazed and is situated within walking distance to Long Eaton town centre. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises; An entrance hallway, Kitchen, Bay fronted lounge/diner with a multi fuel burner and conservatory overlooking the rear garden. To the first floor, the landing leads to three bedrooms and the family bathroom suite. To the exterior, there is a small driveway and garden to the front of the property with access through a gate into the rear. To the rear, there is a large and private garden surrounded by mature tree's with turf, a patio area and covered car port with external storage outhouse and detached garage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. This property is within walking distance to Long Eaton town centre where supermarkets and healthcare facilities can be found, there are walks in the nearby countryside and along the River Trent with Spring Lakes water park also being a short walk away. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.

Entrance Hall
UPVC double glazed front door, wooden single glazed window overlooking the front, wooden floorboards and tiled flooring, radiator, ceiling light.

Kitchen
11'5 x 9'3 approx (3.48m x 2.82m approx)
Wooden single glazed door leading to the rear, UPVC double glazed window overlooking the rear, original tiled flooring, pantry, wall and base units with work surfaces over, inset sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, ceiling light.

Lounge/Diner
12'2 x 8'4 x 22'9 approx (3.71m x 2.54m x 6.93m approx)
UPVC double glazed bay window overlooking the front, carpeted flooring, wooden floorboards, multi fuel burner, radiator, wallpapered ceiling, UPVC double glazed sliding doors into the conservatory, ceiling light.

Conservatory
8'9 x 9'1 approx (2.67m x 2.77m approx)
UPVC double glazed windows and French doors overlooking and leading to the garden, vinyl flooring, radiator.

First Floor Landing
UPVC double glazed window overlooking the side, wooden floorboards, loft access, ceiling light.

Bedroom 1
11'6 x 11'4 approx (3.51m x 3.45m approx)
UPVC double glazed window overlooking the rear, wooden floorboards, fitted wardrobes, radiator, ceiling light.

Bedroom 2
10'5 x 12'3 approx (3.18m x 3.73m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 3
5'8 x 8'5 approx (1.73m x 2.57m approx)
UPVC double glazed window overlooking the front, wooden floorboards, fitted wardrobe, radiator, ceiling light.

Shower room
6'8 x 8'3 approx (2.03m x 2.51m approx)
UPVC double glazed window overlooking the rear, vinyl flooring, double walk in shower, pedestal sink, w.c., spotlights.

Outside
To the front of the property there is a small driveway and garden with access to the side of the property through a gate.

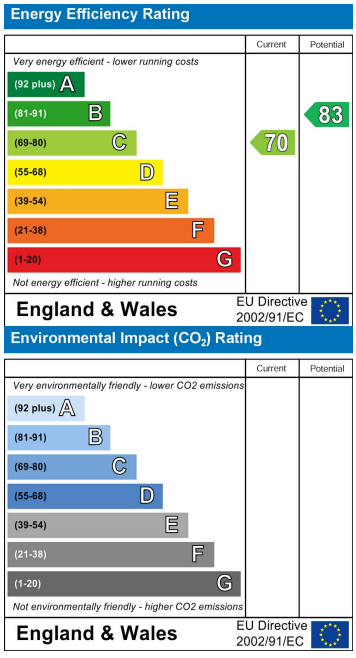
To the rear there is a private and enclosed garden surrounded by mature trees, with a pear and apple tree and a lawn, a patio area, covered car port, exterior outhouse and a detached garage.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker turn left across the railway crossing and at the next island turn right onto Meadow Lane, then left onto Holyoake Drive where the property is situated on the right hand side.
8104RS

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 - Broadband (estimated speeds)
Standard 15mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, EE, 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

Agents Notes
The property has solar panels to the roof at the rear. More information can be obtained from the office.



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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