Robert Ellis

look no further...







Thorpe Leys,
Long Eaton, Nottingham
NG10 1EU

£309,950 Freehold



AN EXTENDED THREE BEDROOM HOME WITH A BLOCK PAVED DRIVEWAY AT THE FRONT, AN ADJOINING BRICK GARAGE AND A PRIVATE REAR GARDEN.

This is an immaculate, extended semi detached property which now provides three bedrooms at the first floor level and spacious living space on the ground floor. This extended home offers ample accommodation and will suit a whole range of buyers from people purchasing their first home through to a growing family. The property is situated in a very popular area on the outskirts of Long Eaton providing easy access to the town centre and is just a few minutes walk away from Long Eaton train station.

The property offers well-proportioned accommodation throughout and benefits from gas central heating and double glazing. A reception hall provides access to a spacious lounge, which connects through double opening doors to a separate living room, which provides versatile reception space ideal for both relaxing and entertaining. There is also a separate dining room, along with a well fitted breakfast kitchen positioned to the rear of the property. To the first floor, the landing leads to three bedrooms, two of which are generous doubles, along with a third bedroom that would also work well as a home office or nursery. The accommodation is completed by a family bathroom fitted with a shower over the bath. Outside, the property benefits from having an adjoining garage, off the road parking to the front and a private rear garden with decking, a patio , a lawn with boarders and fencing to the boundaries.

Being situated on the popular Fields Farm development, this ideal family home is well placed for easy access to the Asda, Tesco, Aldi and Lidl stores and all the other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include J24 and J25 of the M1, Long Eaton Station which is literally only a few minutes walking distance away, East Midlands Airport and the A52 and other main roads provide good access to both Nottingham, Derby and many other East Midlands towns and cities.





Front Door
A stylish composite front door with an inset diamond shaped glazed panel leading to:

Reception Hall
Double glazed window with fitted blind to the front, radiator, tiled floor and door to:

Dining Room
15'4 x 12'6 approx (4.67m x 3.81m approx)
Double glazed window to the front, cornice to the wall and ceiling, door with inset glazed panels leading to the breakfast kitchen, stairs with wooden hand rail leading to the first floor, door to the lounge, cornice to the wall and ceiling and a radiator.

Lounge
14'7 x 9'7 approx (4.45m x 2.92m approx)
Double glazed bow window to the front, feature brick fireplace with a quarry tiled hearth, cornice to the wall and ceiling, double opening doors with glazed panels leading to the living room and a radiator.

Living Room
11' x 10'5 approx (3.35m x 3.18m approx)
Double opening, double glazed French doors with matching double glazed windows to either side leading out to the rear garden, two Velux windows inset to the sloping ceiling, radiator, internal door to the garage and double opening doors with inset glazed panels and a window to the side with a high level shelf above leading to the lounge.

Breakfast Kitchen
10'9 x 19'3 approx (3.28m x 5.87m approx)
The kitchen is fitted with light blue coloured Shaker style units having brushed stainless steel fittings and wood grain effect worksurfaces includes a 1½ bowl sink with a mixer tap set in an L shaped wood grain effect work surface with cupboards, drawers and space for a dishwasher below, space for a cooking Range having a tiled back plate and hood over, second L shaped work surface with space for a fridge/freezer and a corner cupboard beneath, matching eye level wall cupboards and display cabinet, tiling to the walls by the work surface areas, double glazed window with fitted blind to the rear, recessed lighting to the ceiling in the kitchen area, hatch to roof space above the kitchen, half double glazed door leading out to the rear garden, panelling to the lower parts of the walls in the breakfast/eating area, tiled effect laminate flooring from the kitchen into the breakfast eating area and a door with to inset ornate glazed panels leading into the dining area.

First Floor Landing
UPVC double glazed window to the rear, carpeted flooring, ceiling light, coving and doors to:

Bedroom 1
8'5 x 9'4 approx (2.57m x 2.84m approx)
Double glazed window with fitted blind to the front, built-in wardrobes having mirror fronted doors and cupboards above, radiator, cornice to the wall and ceiling, loft access hatch.

Bedroom 2
11'4 x 9'7 approx (3.45m x 2.92m approx)
Double glazed window with fitted blind to the front and a radiator.

Bedroom 3
6'2 x 7' approx (1.88m x 2.13m approx)
Double glazed window with fitted blind to the rear, radiator and built-in cupboard.

Bathroom
The bathroom has a white suite including a L shaped bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with mixer tap, tiled splashback, mirror and shelf to the wall above and drawers below, low flush w.c., chrome ladder towel radiator, obscure double glazed window with fitted blind to the rear, shelving and a towel rail to one wall and vinyl flooring.

Outside
There is a block paved parking at the front offering parking for four cars, hedging to the left hand boundary and bin storage space. There is an outside light by the front door and security light by the garage door.

To the rear there is a raised and stepped decked area leading onto a paved patio which in turn leads to a further decked area which has a pergola over, lawn and path to a wooden shed which will remain at the property when it is sold, fencing and natural screening to the boundaries, there is an outside tap and external lighting provided.

Garage
Adjoining brick garage having a sloping pitched tiled roof, up and over door to the front, internal door to the living room, wall mounted combi boiler and power and lighting is provided.

Directions
From the centre of Long Eaton head out along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the new estate take the second turning on the left onto Bosworth Way, first left onto Fosbrooke Drive and left again into Thorpe Leys.
9244MP

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 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, 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

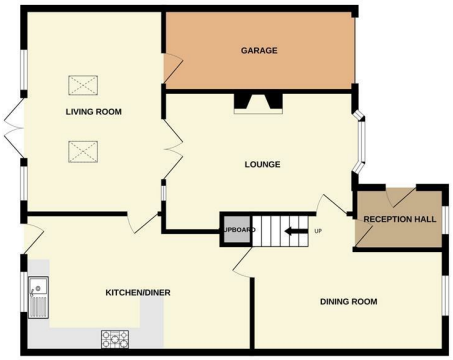


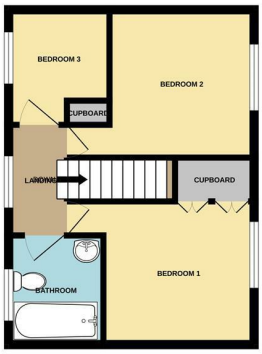


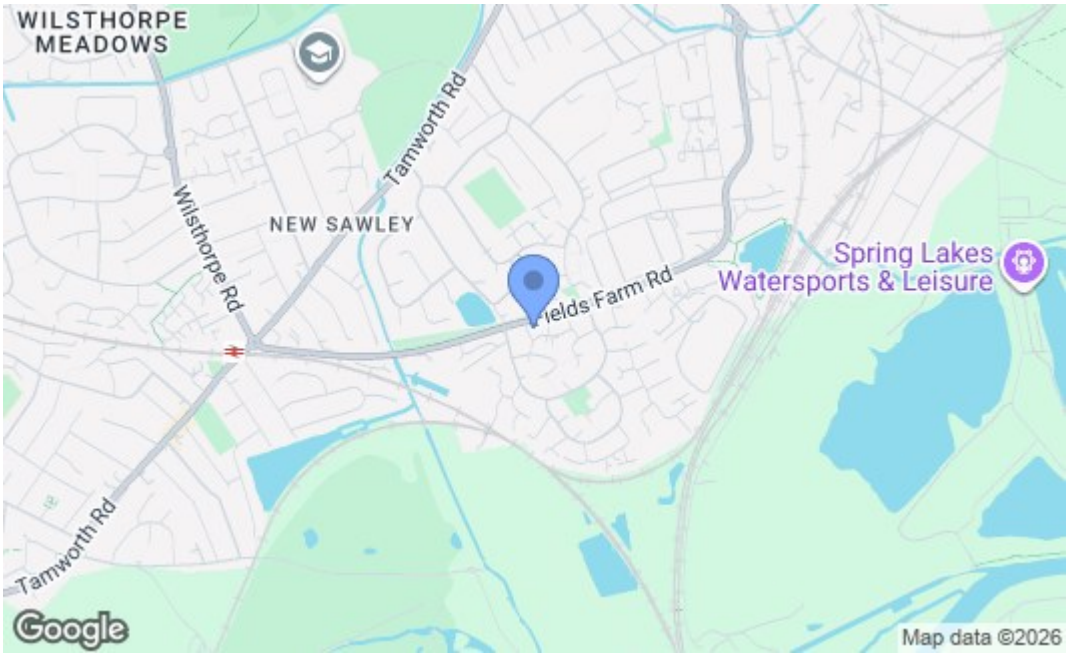


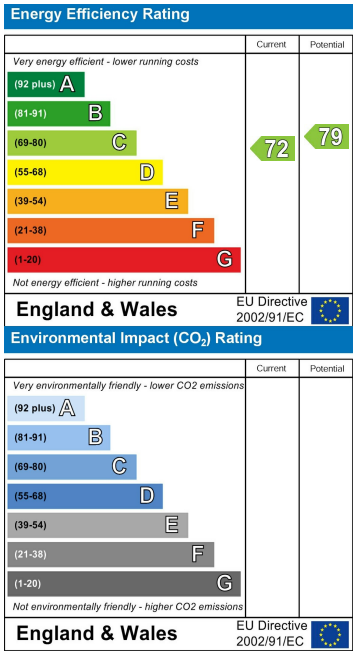












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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