Robert Ellis

look no further...







Dockholm Road,
Long Eaton, Nottingham
NG10 4JP

Price Guide £230-235,000

Freehold

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A SEMI DETACHED HOUSE OFFERING A GOOD LEVEL OF LIVING SPACE WITH THREE BEDROOMS AND A LOW MAINTENANCE GARDEN AND OFF ROAD PARKING TO THE FRONT.

The entrance hallway is light and airy and has stairs rising to the first floor and doors opening to the living room, dining area and bathroom. The living room has a bay window to the front elevation and a feature fireplace. The dining area is a good size and opens into the kitchen living area which overlooks the rear garden. The bathroom has a three piece white suite and is on the ground floor.

The first floor landing leads to two double bedrooms and one single, the master bedroom has a feature bay window. The rear garden offers minimal maintenance with a lit decked area and artificial grass and decorative slate borders. There is a block paved driveway to the front which provides off road parking and an EV charging point.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links nearby including bus stops and easy access to major road links such as the A50, M1 and A52 to both Nottingham and Derby. The property is within walking distance of Long Eaton town centre where supermarkets and healthcare facilities can be found. Local train stations and East Midlands Airport are also just a short drive away.





Entrance Hall
UPVC panelled front entrance door with obscure arched panel within, obscure UPVC double glazed light panel above and window to the side, stairs to the first floor, wood effect laminate flooring, radiator, understairs storage cupboard with shelving, obscure UPVC double glazed window to the side and housing the wall mounted Ideal combi boiler and electric consumer unit., tiled floor. Doors to:

Living Room
10'1" into recess x 12'4" max (3.09m into recess x 3.77m max)
UPVC double glazed bay window to the front, coving, radiator, feature fireplace with timber hearth and surround, wood effect laminate flooring.

Dining Area
12'9" x 10'2" approx (3.91m x 3.12m approx)
Continuation of the wood effect laminate flooring, radiator, open to:

Kitchen Living Area
13'1" x 12'4" approx (3.99m x 3.77m approx)
UPVC double glazed windows to the side and rear, obscure UPVC double glazed French doors to the rear, newly fitted tiled roof, wall, base and drawer units with laminate work surface over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, space for a free standing electric cooker with an extractor over, space for a fridge freezer, plumbing and space for a washing machine and dishwasher, space for an under counter fridge or freezer, wall mounted vertical radiator, grey tile effect laminate flooring.

Bathroom
5'10" x 5'4" approx (1.78m x 1.63m approx)
White three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low flush w.c., UPVC double glazed window and tiled walls.

First Floor Landing
UPVC double glazed window to the side and doors to:

Bedroom 1
13'3" x 12'10" max (4.04m x 3.93m max)
UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and storage cupboard over the stairs.

Bedroom 2
10'2" into recess x 12'10" approx (3.1m into recess x 3.92m approx)
UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Bedroom 3
5'7" x 8'9" approx (1.72m x 2.69m approx)
UPVC double glazed window to the rear, wood effect laminate flooring, radiator and loft access hatch.

Outside
Block paved driveway to the front providing off road parking for one vehicle and there is a low level timber fence to the boundary, timber gate leading to the rear and down the side of the property there is an EV charging point, a covered area with timber frame and polycarbonate roof.

To the rear there is a continuation of the block paving providing a path that leads to the rear garden, decked area which has lights and steps down into the main part of the garden where there are artificial lawned areas, decorative slate chippings and a timber storage shed, outside tap and power supply. Raised bed, timber storage area and wooden fencing to the borders.

Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. Continue for some distance and Dockholme Road can be found as a turning on the right hand side.
8834AMMH

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 74mbps Ultrafast 1800mbps
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













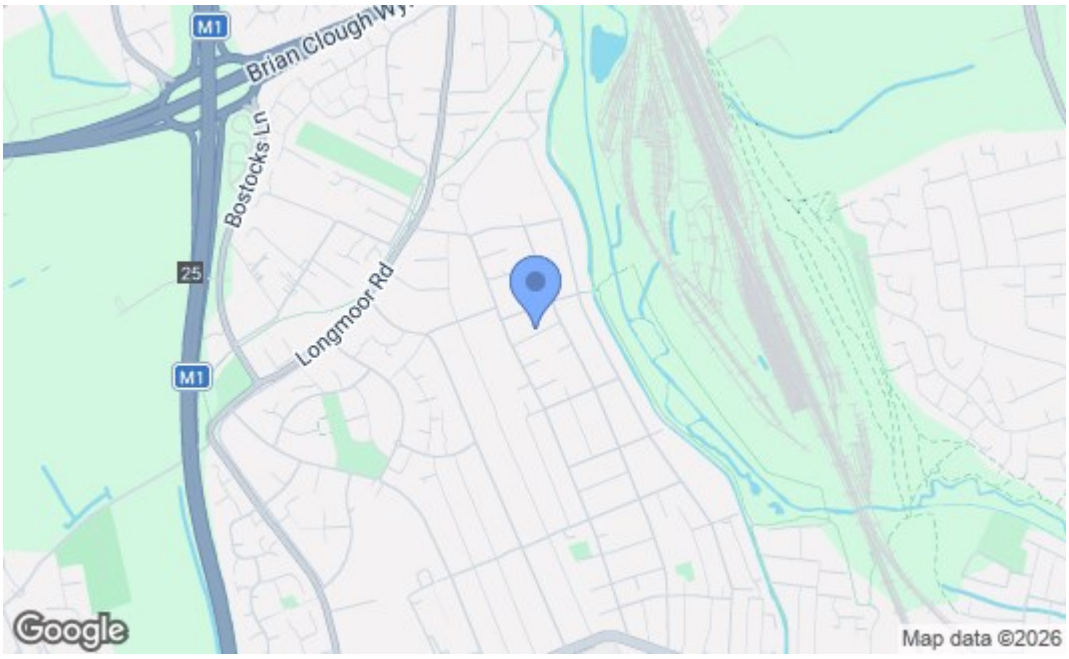

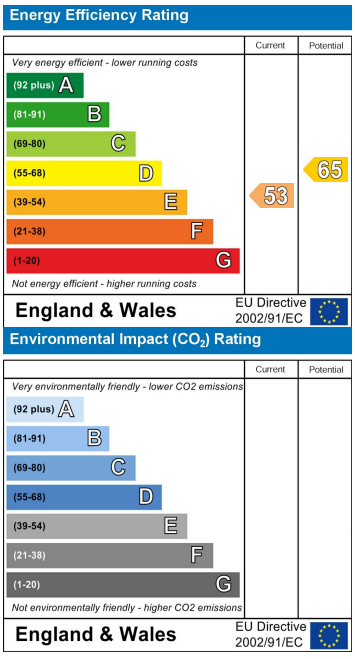

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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