



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 3JW

**£205,000 Freehold**



A THREE BEDROOM SEMI DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property that from the front is quite deceiving with how spacious this property really is. The immaculate accommodation is situated in a prime location within walking distance of Long Eaton train station and local schools for all ages. The property is well suited to the first time buyer or growing family. Benefiting from off the road parking for two cars and having a lovely South-West rear garden, a viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge with a bay window to the front and having triple glazing, separate dining room and kitchen. To the first floor there are three good size bedrooms with the master being on the front with triple glazing and a bathroom. Outside there is off the road parking for two cars and as previously mentioned a South-West facing privately enclosed rear garden.

Being found within easy reach of all the amenities and facilities provided by Long Eaton including the Asda and Tesco superstores along with numerous other retail outlets found along the high street. There are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields along with Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Composite front entrance door, window, stairs to the first floor, radiator and door to:

### Lounge

13'2 x 13'1 approx (4.01m x 3.99m approx)

UPVC triple glazed bay window to the front, gas fire, dado rail, coving to the ceiling and TV point.

### Dining Room

14'11 x 13'2 approx (4.55m x 4.01m approx)

UPVC double glazed windows to the side and rear, coving to ceiling, dado rail, TV point, radiator and door to:

### Kitchen

14'8 x 4'11 approx (4.47m x 1.50m approx)

Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, radiator, splashbacks, plumbing for automatic washing machine, cooker space, appliance space, UPVC double glazed rear exit door and two UPVC double glazed windows to the rear.

### First Floor Landing

Access to the loft with a full down ladder which is partially boarded, light and gas central heating boiler. Doors to:

### Bedroom 1

13'2 x 13'1 approx (4.01m x 3.99m approx)

UPVC triple glazed bay window to the front, radiator, coving to ceiling.

### Bedroom 2

13'2 x 8'6 approx (4.01m x 2.59m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

9'10 x 6'2 approx (3.00m x 1.88m approx)

UPVC double glazed window to the side, radiator.

### Bathroom

A P shaped bath with shower from the mains, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, radiator and UPVC double glazed window to the side.

### Outside

To the front of the property there is a tarmac driveway offering parking for two cars. There is a gate leading to the rear garden where there is a patio to the immediate rear and onto the lawn. There is a border to the left full of mature shrubs and a raised bed at the bottom of the garden, additional patio area which also offers an area for two garden sheds. There is an outside tap and the garden is all privately enclosed with fenced and walled boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road and the property can be found on the right as identified by our for sale board.

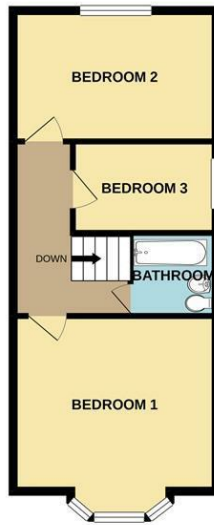
6510AMEC



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 948 sq.ft. (88.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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