



Trowell Grove,  
Long Eaton, Nottingham  
NG10 4BB

**£395,000 Freehold**



Entrance Hall

Cloakroom

Ground Floor w.c.

Lounge

11'6" x 11' approx (3.51m x 3.35m approx)

Open Plan Dining Kitchen

21'4" x 21'2" approx (6.50m x 6.45m approx)

First Floor Landing

Bedroom 2

11'6" x 11' approx (3.51m x 3.35m approx)

Bedroom 3

14'4" x 11' approx (4.37m x 3.35m approx)

Bedroom 4

7'3" x 6'3" approx (2.21m x 1.91m approx)

Bathroom

Second Floor Landing

Bedroom 1

17'11" x 9'3" approx (5.46m x 2.82m approx)

En-Suite

6'6" x 5'8" approx (1.98m x 1.73m approx)

Outside

Directions

6770AMMP





TOTAL FLOOR AREA: 1466 sq.ft. (136.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.