



Ingham Road,  
Long Eaton, Nottingham  
NG10 4HX

**£265,000 Freehold**



THIS IS A TASTEFULLY FINISHED THREE DOUBLE BEDROOM TRADITIONAL SEMI DETACHED HOME WHICH HAS A LOVELY PRIVATE GARDEN TO THE REAR AND IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Robert Ellis are pleased to be instructed to market this spacious three double bedroom semi detached property which is positioned on this quiet road close to the heart of Long Eaton and is therefore very conveniently located for all the facilities and amenities provided by the area. The property is tastefully decorated throughout and for the size of the two large reception rooms and three double bedrooms, as well as the private landscaped garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property has a very neat appearance with the current owner having paved the front garden area and there is a path leading down the left hand side to the rear which leads to the main entrance door at the side and through a gate to the rear garden. The property also benefits from having a wood burning stove in the front lounge and an open fire in the rear reception room, both of which help provide a warm and cosy feel throughout the property.

The house stands back from Ingham Road behind a walled garden area and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned and tastefully finished accommodation derives all the benefits of gas central heating which is controlled by a Hive remote heating system and double glazing and includes a reception hall with tiled flooring and from the hall the stairs lead to the first floor and doors taking you into the main lounge which is positioned at the front and as well as the log burning stove there are fitted cabinets and shelving to either side of the chimney breast, the dining room again has the open fire and fitted furniture to the sides of the chimney breast and from this rear reception room there is a door leading into the kitchen which has extensive ranges of wall and base cupboards which have had the doors and drawer fronts hand painted and there are a number of integrated appliances included in the kitchen which will remain at the property when it is sold. From the kitchen there is a most useful ground floor bathroom and w.c. which has been upgraded by the current owner and to the first floor the landing leads to the three double bedrooms, the front bedroom having fitted furniture and there is a first floor shower room. Outside the main garden area is to the rear where there are patio/seating areas at the rear of the house and at the bottom of the garden there is a lawn with borders to the sides with the garden being kept private by having fencing to the boundaries.

The property is only a few minutes walk away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre, excellent schools for all ages which are again only a short walk away from the property and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Painted UPVC front door with inset opaque glazed panel leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, opaque double glazed window to the side, ornate tiled flooring, radiator and cornice to the wall and ceiling.

### Lounge/Sitting Room

13' x 12'12 approx (3.96m x 3.66m approx)

Double glazed window to the front with shutters to the lower part of the window, feature log burning stove incorporating a fireplace with an Adam surround and tiled hearth, fitted double cupboards and shelving to either side of the chimney breast, cornice to the wall and ceiling, central light rose, picture rail to the walls and a radiator.

### Dining/Sitting Room

12'8 x 12'5 approx (3.86m x 3.78m approx)

Double glazed windows to the rear and side, feature open fireplace with Adam style surround and cast iron inset and tiled hearth, laminate flooring, fitted units to either side of the chimney breast with one providing seating and there is fitted shelving to the left hand side, cornice to the wall and ceiling, central light rose and a radiator.

### Kitchen

12' x 8'6 approx (3.66m x 2.59m approx)

The kitchen has hand painted units and includes a 1½ bowl ceramic sink with a mixer tap set in a work surface extending along one wall with space and plumbing for an automatic washing machine, cupboards and an integrated dishwasher below, work surface with double cupboard, drawers and wine rack under, space for an upright gas cooker, further work surface with four drawers, matching eye level wall cupboards and wine rack, hood to the cooking area, Glow Worm boiler housed in a cupboard, integrated upright fridge and freezer, pantry style upright cupboard, tiling to the walls by the work surface areas, tiled flooring with under floor heating, double glazed window to the side, half opaque glazed door with double glazed window above leading out to the rear of the property and tiled flooring.

### Bathroom

The ground floor bathroom has been updated by the current owner and includes a white suite with a panelled bath having a mixer tap and a thermostatically controlled mains flow shower over which includes a rain water shower head and hand held shower with there being shower panelling to two walls and a protective screen which has a fitted chrome towel rail, pedestal wash hand basin with mixer tap and low flush w.c., tiling to three walls, tiled flooring, trickle vent extractor fan, opaque double glazed windows to the rear and side, radiator, tiled flooring with under floor heating, double cabinet with mirror fronted doors, recessed lighting to the ceiling and a feature wood beam to the ceiling.

### First Floor Landing

The balustrade continues from the stairs onto the landing where there is a radiator and hatch to a part boarded loft which has a light.

### Bedroom 1

13' x 12'4 approx (3.96m x 3.76m approx)

Double glazed window to the front, double built-in wardrobe with cupboards over and two drawers below, fitted storage with hanging rail, cornice to the wall and ceiling and radiator.

### Bedroom 2

12'5 x 9'9 approx (3.78m x 2.97m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

12'2 x 8'9 approx (3.71m x 2.67m approx)

Double glazed window to the rear and radiator.

### Shower Room

There is a walk-in shower with tiling to three walls and thermostatically controlled mains flow shower system, low flush w.c., hand basin with mixer tap and cupboard under, chrome heated towel radiator and opaque double glazed window.

### Outside

At the front of the property there is a slabbed area with a wall to the front boundary and there is a slabbed path leading down the left hand side of the house to the main entrance door at the side and through a gate to the rear garden. The rear garden provides a number of places to sit and enjoy outside living with a block paved patio area to the side and rear of the house, a matching path leading to the second Indian sandstone patio at the bottom of the garden where there is also a shed which will remain at the property when it is sold. There is a lawn with beds to the side and the garden is kept private by having fencing to the three boundaries. There is outside lighting, power points and an external water supply provided.

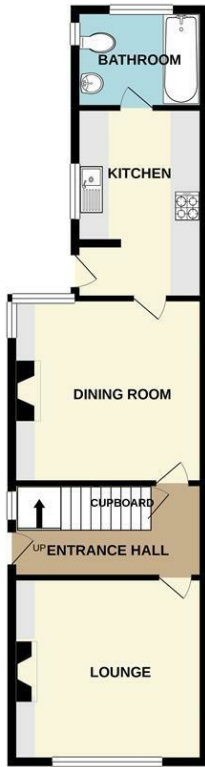
### Directions

Proceed out of Long Eaton along Derby Road taking the right hand turn onto College Street and proceed along College Street for some distance eventually taking the right hand turning onto Cavendish Road, immediately left onto Ingham Road and the property is located on the left hand side.

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GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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			75
(55-68) D		52	
(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.