



Mayfield Grove,  
Long Eaton, Nottingham  
NG10 2AY

**£220,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this three bedroom semi detached home situated in a cul-de-sac. The property benefits from gas central heating and double glazing and is offered to the market with the benefit of NO UPWARD CHAIN.

The property offers a great space throughout with a good size lounge/diner stretching from the front to the rear of the property while offering patio doors into the rear garden. The kitchen has a good size storage/pantry as well as fitted units. To the first floor there are three good size bedrooms, bathroom and separate w.c. Outside there is potential off road parking to the front, subject to necessary permissions, while offering a large rear garden which is mainly lawned in addition to a timber built canopy style structure which provides a shelter for a large part of the garden.

The property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages which include Grange infant and primary schools being within walking distance. there are healthcare and sports facilities including West Park Leisure Centre and the transport links include J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, door to lounge and radiator.

### Lounge/Diner

10'5 to 12'11 x 22'6 approx (3.18m to 3.94m x 6.86m approx)

Double glazed window to the front, radiator, gas fire with hearth and mantle, coving to the ceiling and double glazed patio doors to the rear.

### Kitchen

Double glazed window to the rear, double glazed door to the rear, wall and base units with work surfaces over, inset stainless steel sink and drainer, tiled flooring, part tiled walls, pantry, space for a fridge freezer and plumbing for an automatic washing machine.

### Pantry

With a window to the front.

### First Floor Landing

With a double glazed window to the front and doors to:

### Bedroom 1

10'8 max x 12' approx (3.25m max x 3.66m approx)

Double glazed window to the rear and a radiator.

### Bedroom 2

9'7 x 10'7 approx (2.92m x 3.23m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

7'8 x 8'8 approx (2.34m x 2.64m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Panelled bath, pedestal wash hand basin, part tiled walls, extractor fan and double glazed window to the rear.

### Separate w.c.

Low flush w.c., double glazed window to the side and a radiator.

### Outside

To the front of the property there is a tarmacadam

driveway providing off road parking, side gate leading to the rear garden.

The rear garden has a decked area with timber canopy over providing great shelter. The garden is laid mainly to lawn enclosed with panel fencing. Boasting a purpose built reinforced block, fibre glass lined with top coat sealer, 13,000 Ltr koi carp pond with viewing window, bottom drain, water pump, UV light and 3 stage micro media filter system.

### Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn left into Norfolk Road and Mayfield Grove can be found as a turning on the left with the property identified by our 'for sale' board.

7822AMCO

### Council Tax

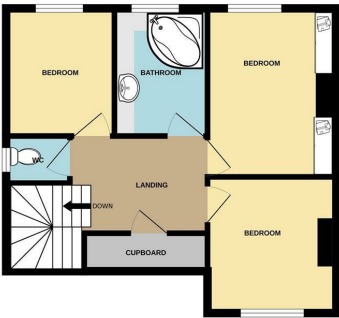
Erewash Borough Council Band A



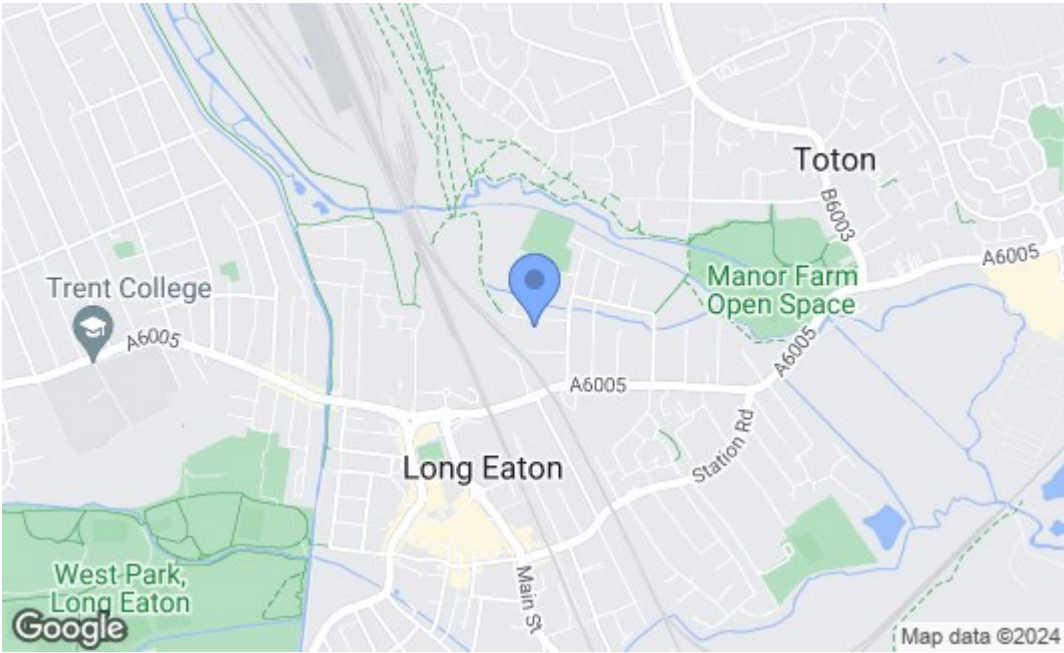
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 61      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.