Robert Ellis

look no further...

Windermere Road,
Long Eaton, Nottingham
NG10 4DQ

£224,950 Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A THREE BEDROOM SEMI DETACHED HOUSE WHICH HAS BEEN REFURBISHED THROUGHOUT.

Robert Ellis are pleased to bring to the market this deceptively spacious and modern semi detached family home in this desirable location. The property has had a complete refurbishment throughout and benefits from modern conveniences such as double glazing and central heating. The property also has the benefit of off the road parking. An ideal family home and first time buy as there is no work required and you can simply move straight in.

The property is constructed of brick to the external elevations all under a pitched tiled roof and the accommodation briefly comprises of an entrance hall that leads onto the living room which then flows to the kitchen diner located at the rear and has been finished to a high standard. To the first floor there are the three bedrooms and the family bathroom. Outside there is a private enclosed rear garden laid to lawn with delightful patio and to the front the property has great stance and curb appeal and the added benefit of off street parking. An early viewing comes highly recommended to appreciate the attention to detail and finish on offer.

the property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. An early viewing comes highly recommended.

Entrance Hall
Front entrance door, stairs to the first floor, radiator, UVPC double glazed window to the front and door to:

Lounge
16'5 x 14'9 approx (5.00m x 4.50m approx)
UPVC double glazed feature bay window to the front, radiator and inset spotlights, understairs storage cupboard.

Kitchen
19'3 x 8'10 approx (5.87m x 2.69m approx)
The kitchen is a fantastic asset to the property and has an extremely high finish with wall and base units, electric oven and hob with extractor over, double glazed window and French doors to the rear garden. Integrated fridge freezer, washing machine and dishwasher, radiator, boiler housed in a matching wall cupboard, inset spotlights and access to the understairs storage cupboard.

First Floor Landing
UPVC double glazed window to the side and doors to the bedrooms and bathroom.

Bedroom 1
13'5 x 13'1 approx (4.09m x 3.99m approx)
UPVC double glazed bay window to the front, radiator.

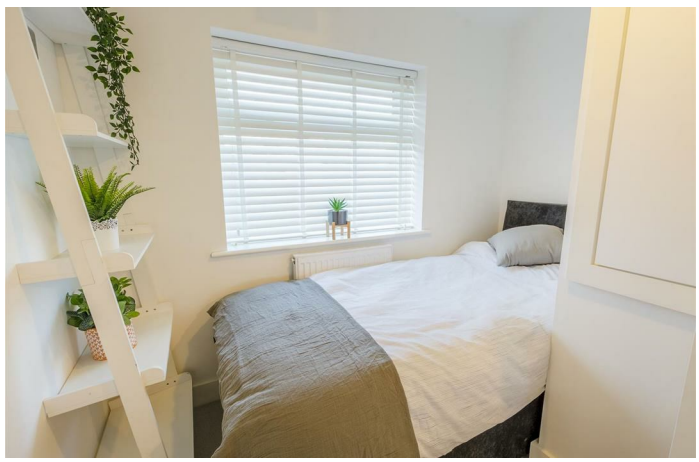
Bedroom 2
13'1 x 10'3 approx (3.99m x 3.12m approx)
UPVC double glazed window to the rear overlooking the garden and radiator.

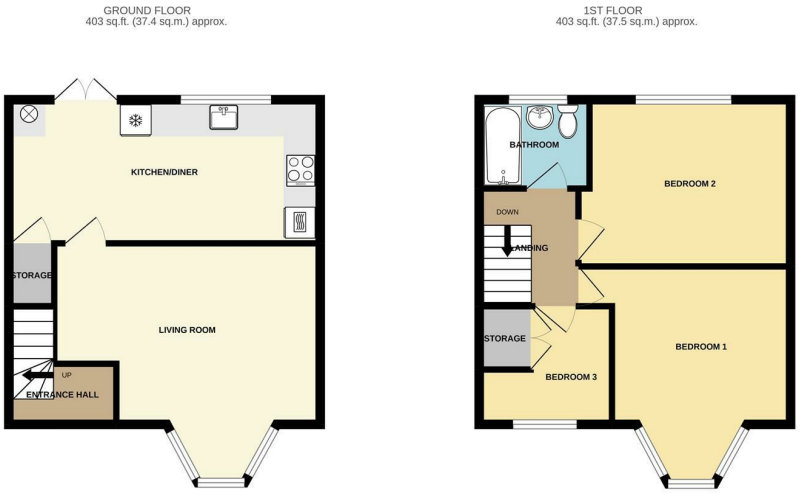
Bedroom 3
8'3 x 7'3 approx (2.51m x 2.21m approx)
UPVC double glazed window to the front, radiator and overstairs storage cupboard.

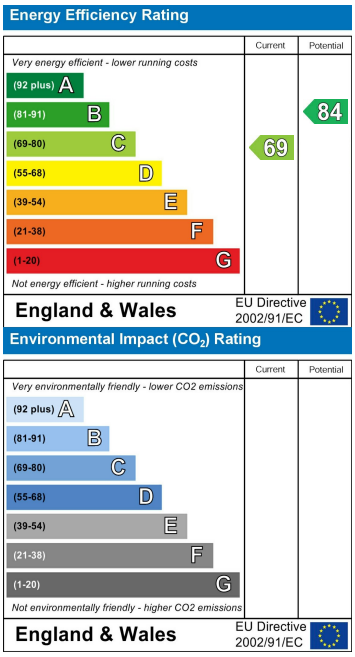
Bathroom
Finished to a high standard with panelled bath having shower over and mixer tap finished in black, vanity wall mounted wash hand basin and low flush w.c., radiator, tiled flooring and tiled walls with black trim, extractor fan and UPVC double glazed obscure window to the rear.

Outside
To the front the property has great stance and curb appeal from the road, block paved driveway providing off the road parking and eco drain. To the rear there is a privately enclosed garden with a delightful patio area, gravelled edges and laid to lawn, again finished to a high standard.

Directions
Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right onto Briar Gate. At the end turn right onto Grasmere Road, second left onto Windermere Road where the property can be found on the right hand side clearly identified by our for sale board.
6610AMLT







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818