Robert Ellis

look no further...

Pennie Close,
Long Eaton, Nottingham
NG10 1HN

£275,000 Freehold

0115 946 1818

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A THREE BEDROOM DETACHED FAMILY HOME IN NEED OF A GENERAL UPGRADE PROGRAMME.

Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom detached family home with the benefit of a garage and off street parking. In need of a general upgrade and with the size and space on offer will make a great family home which is siutated close to Long Eaton town centre and also has access to Long Eaton train station as well as the M1 and A52 road networks which provide a great link to nearby towns and cities. An early bird viewing comes highly recommended.

The property is constructed of an attractive facia brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing and also the added benefit of no upward chain. In brief the accommodation comprises of an entrance hall which provides access to a ground floor w.c., through lounge/diner and kitchen at the rear. To the first floor the landing gives access to three bedrooms and the family bathroom. There is a well proportioned garden and detached garage, generous garden and front garden providing great stance to this lovely detached family home.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
UPVC double glazed door to the front, radiator, stairs to the first floor, door to:

Ground Floor w.c.
4'11 x 2'7 approx (1.50m x 0.79m approx)
Radiator, low flush w.c., wash hand basin, tiled splashback and UPVC double glazed window to the front.

Lounge
17'4 into bay x 13'2 approx (5.28m into bay x 4.01m approx)
UPVC double glazed window to the front, radiator, fireplace with marble hearth and surround, open to:

Dining Room
9'8 x 7'9 approx (2.95m x 2.36m approx)
French doors to the rear providing access to the garden and radiator.

Kitchen
9'8 x 8'3 approx (2.95m x 2.51m approx)
Wall and base units with roll edged work surface over, UPVC double glazed window to the rear, UPVC double glazed door to the side, composite 1½ bowl sink and drainer, space for a free standing oven and over hob extractor, appliance space, understairs storage cupboard and tiled splashbacks.

First Floor Landing
UPVC double glazed window to the side, loft access hatch and doors to:

Bedroom 1
12'5 x 9'11 approx (3.78m x 3.02m approx)
UPVC double glazed window to the front, radiator.

Bedroom 2
11'7 x 9'11 approx (3.53m x 3.02m approx)
UPVC double glazed window to the rear, radiator, exposed floorboards.

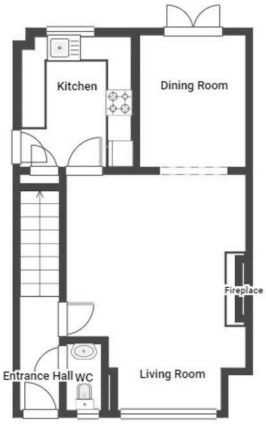
Bedroom 3
7'7 x 7'1 approx (2.31m x 2.16m approx)
UPVC double glazed window, radiator.

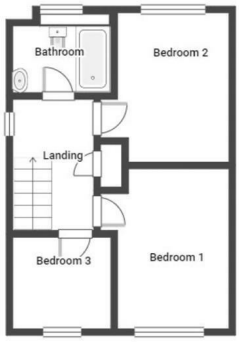
Bathroom
7'7 x 6'2 approx (2.31m x 1.88m approx)
Panelled bath with mixer tap and electric shower over, low flush w.c., vanity wash hand basin in a surface, tiled splashbacks, obscure UPVC double glazed window to the rear and radiator.

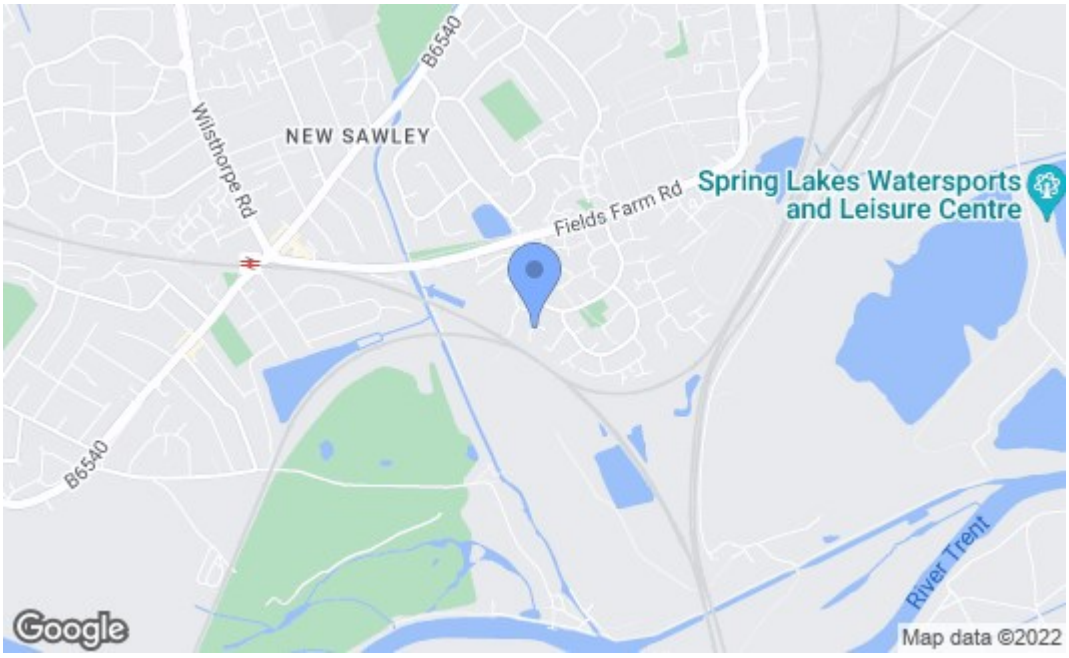
Outside
The property has great stance and curb appeal from the road, there is a driveway providing access to the detached garage, decorative stone chippings and planted and dug borders with miscellaneous shrubs and bushes. To the rear there is a delightful patio area, planted and dug borders and a generous lawn which is enclosed with fenced boundaries.

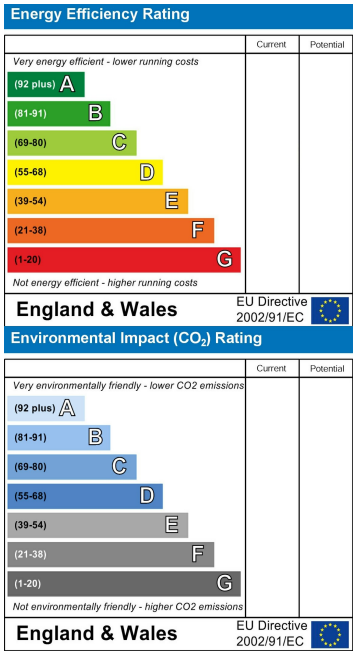
Directions
Proceed out of Long Eaton along Main Street and at the traffic island with The Tappers Harker continue straight over onto Fileds Farm Road. Take the second Bosworth Way turning, right into Rush Leys and right into Pennie Close where the property can be found within the cul-de-sac.
6960AMLT

Council Tax
Band C £1700









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.

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