



Fox Close,  
Long Eaton, Nottingham  
NG10 1GZ

**Price Guide £245-250,000**

**Freehold**



A GOOD SIZE THREE BEDROOM SEMI DETACHED HOME SITUATED IN A QUIET CUL-DE-SAC LOCATION ON THE FIELDS FARM DEVELOPMENT.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family. The bedrooms all have built-in wardrobes and the kitchen benefits from built-in appliances. Fields Farm is a convenient place to live being within walking distance of Long Eaton train station and local primary and secondary schools. We highly recommend a viewing to fully appreciate everything this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, ground floor w.c., lounge/dining room and breakfast kitchen. To the first floor there are three bedrooms and a shower room. Outside to the front of the property there is a lawned garden and off road parking leading to the garage and then there is a privately enclosed rear garden.

Fields Farm is a most sought after development on the outskirts of Long Eaton and is therefore 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 Trent Lock Golf Club and there are excellent transport links which include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton train station which is a short walk from the property and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, radiator, stairs to the first floor and doors to:

### Ground Floor w.c.

Low flush w.c., wash hand basin, chrome heated towel rail, UPVC double glazed window to the front.

### Lounge

17'7 x 13'3 approx (5.36m x 4.04m approx)  
UPVC double glazed bay window to the front, radiator, gas fire with brick surround and tiled hearth, TV and telephone points, door to kitchen and open to:

### Dining Room

7'8 x 9'6 approx (2.34m x 2.90m approx)  
UPVC double glazed patio doors to the rear, radiator.

### Kitchen

8'1 x 9'5 approx (2.46m x 2.87m approx)  
Wall, base and drawer units with work surface over, inset sink and drainer with swan neck mixer tap, tiled walls and splashbacks, gas central heating boiler, integrated Neff microwave, built-in fridge and separate freezer, built-in dishwasher and washing machine, door to a large understairs pantry and UPVC double glazed window and rear exit door.

### First Floor Landing

UPVC double glazed window to the side, access to the loft via a pull down ladder, partially boarded and with a light, airing/storage cupboard housing the water tank and door to:

### Bedroom 1

10'5 x 10'6 approx (3.18m x 3.20m approx)  
UPVC double glazed window to the front, radiator and built-in wardrobe with a mirror.

### Bedroom 2

9'7 x 9'9 approx (2.92m x 2.97m approx)  
UPVC double glazed window to the rear, radiator and a built-in wardrobe.

### Bedroom 3

7'8 x 7'1 approx (2.34m x 2.16m approx)  
UPVC double glazed window to the front, built-in wardrobe with drawers and a radiator.

### Shower Room

7'2 x 6'2 approx (2.18m x 1.88m approx)  
Walk-in shower cubicle with electric shower over, low flush w.c., sink with storage, quarry tiled walls and splashbacks, chrome heated towel rail, tiled floor, UPVC double glazed window to the rear and spotlights.

### Outside

To the front of the property there is a block paved driveway and lawn with mature shrubs. To the rear there is a patio immediate to the property leading onto a lawn surrounded by borders with mature shrubs and flowers and privately enclosed with fenced boundaries. There is also a garden shed .

### Garage

16'9 x 7'8 approx (5.11m x 2.34m approx)  
Up and over door to the front, rear pedestrian door, light and power.

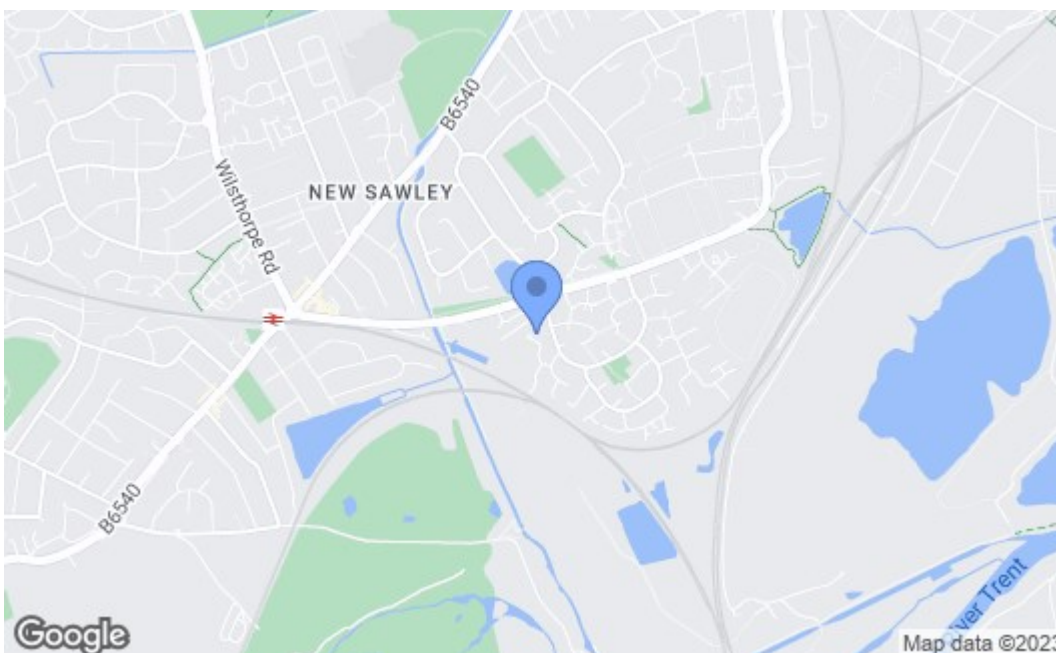
### Directions

Proceed out of Long Eaton along Main Street and at the traffic island by The Tappers Harker continue straight over onto Fields Farm Road. Take the second Bosworth Way turning on the left and second right into Rush Leys, left into Holland Meadow which then becomes Fox Close. 7380AMEC

### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.