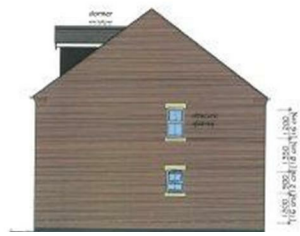
Robert Ellis

look no further...



22 St. Johns Street,
Long Eaton, Nottingham
NG10 1BW

O/O £199,950 Freehold

A MODERN THREE BEDROOM PROPERTY SITUATED IN THE HEART OF LONG EATON AND BEING SOLD WITH NO UPWARD CHAIN.

This brand new property will be completed and ready to move in by October/November 2021. Having three good size bedrooms and lovely ground floor living accommodation with bi-folding doors onto the privately enclosed rear garden this property is perfect for the growing family, first time buyer or buy to let investor. The property will be finished to a high standard having a fully fitted kitchen with integrated appliances including a fridge, freezer, washing machine, dishwasher, oven and hob and will have a contemporary decorated finish throughout. An early internal viewing comes highly recommended to fully appreciate all this property has to offer.

The property is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, ground floor w.c., kitchen, lounge and to the first floor there are two bedrooms and bathroom and to the second floor the master bedroom. The property is set back from the road having steps to the front entrance door and there is a privately enclosed rear garden. There are also two allocated parking spaces for each property positioned to the rear 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 within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Composite front entrance door, stairs to the first floor and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, splashbacks.

Kitchen 14'7 x 7' approx (4.45m x 2.13m approx)
Wall, base and drawer units with work surface over, sink and drainer with mixer tap over, tiled walls and splashbacks, integrated fridge, freezer, dishwasher, washing machine, oven and hob with extractor hood over, UPVC double glazed window to the front, recessed lighting.

Lounge 13'5 x 12'4 approx (4.09m x 3.76m approx)
Radiator and bi-folding doors to the rear.

First Floor Landing
UPVC double glazed window to the front and doors to:

Bedroom 2 13'4 x 11'5 approx (4.06m x 3.48m approx)
Two UVPC double glazed windows to the front, radiator.

Bedroom 3 8'11 x 6'11 approx (2.72m x 2.11m approx)
UPVC double glazed window to the front, radiator.

Bathroom
A three piece suite comprising of a panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, chrome heated towel rail and UPVC double glazed window to the side.

Second Floor Landing
Door to:

Bedroom 1 19'4 x 13'4 approx (5.89m x 4.06m approx)
UPVC double glazed window to the rear and radiator.

Outside
The property is set back from the road with steps to the front entrance door. To the rear there is a privately enclosed garden with patio area and lawn. To the rear of the garden there are two allocated parking spaces.

Directions
Proceed out of Long Eaton along Tamworth Road and St Johns Street can be found as a turning on the left with the property at the head of the road on the right hand side.
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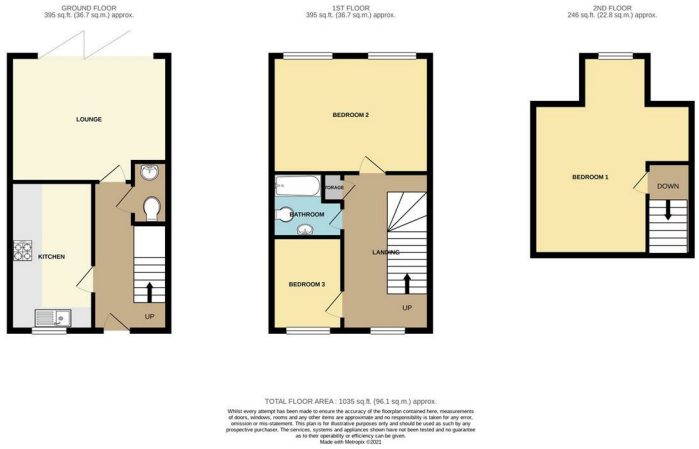

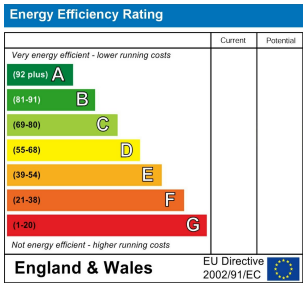

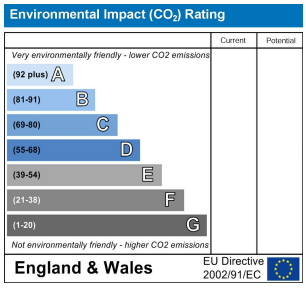

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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