

Shilling Way,  
Long Eaton, Nottingham  
NG10 3QN

**£290,000 Freehold**



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN A SOUGHT AFTER LOCATION, WITH A GARAGE AND GENEROUS REAR GARDEN.

This attractive three bedroom semi-detached property offers well balanced accommodation throughout, ideal for first time buyers and growing families alike.

The accommodation comprises an entrance hallway leading through to a comfortable lounge to the front aspect. To the rear of the property is an open plan kitchen diner, creating a sociable and practical space for everyday living and entertaining, with doors opening through to the conservatory which overlooks the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from off road parking to the front, a garage providing additional storage or parking, and a good sized lawned rear garden with patio area, ideal for outdoor dining and enjoying the warmer months. An internal viewing is highly recommended to fully appreciate the accommodation and setting on offer.

The property is a few minutes drive from the Asda, Tesco, Lidl and Aldi stores found in Long Eaton along with numerous other retail outlets found along the high street, there are both state and independent 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, stations at Long Eaton and East Midlands parkway, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, tiled flooring, door to:

### Lounge

14' x 11'7 approx (4.27m x 3.53m approx)

Double glazed bay window to the front, laminate flooring, coving, stairs to the first floor and door to:

### Kitchen

10'3 x 8'2 approx (3.12m x 2.49m approx)

Double glazed window to the rear, matching wall and base units, integrated fridge freezer, washing machine, stainless steel sink and drainer, cupboard housing the boiler, integrated electric oven, four ring electric hob over and extractor above, laminate flooring.

### Dining Room

11'5 x 9'9 approx (3.48m x 2.97m approx)

Opening into the conservatory, air conditioning unit.

### Conservatory

11'6 x 9'9 approx (3.51m x 2.97m approx)

Double glazed patio doors to the rear garden, double glazed windows surrounding.

### First Floor Landing

Access hatch to the loft and doors to:

### Bedroom 1

11'7 x 10'5 approx (3.53m x 3.18m approx)

Double glazed window to the front, fitted wardrobes and radiator.

### Bedroom 2

11'3 x 8'5 approx (3.43m x 2.57m approx)

Double glazed window to the front, radiator.

### Bedroom 3

9'1 x 8'2 approx (2.77m x 2.49m approx)

Double glazed window to the rear, radiator.

### Bathroom

Obscure double glazed window to the rear, vanity wash hand basin, panelled bath, low flush w.c., fully tiled walls, chrome heated towel rail, laminate flooring.

### Outside

The rear garden has a patio, lawned garden and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard, right into Shilling Way, follow the road around and the property can be found on the right hand side.

9165CO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 42mbps

Ultrafast 1800mbps

Phone Signal – EE, three, 02, Vodafone

Sewage – Mains supply

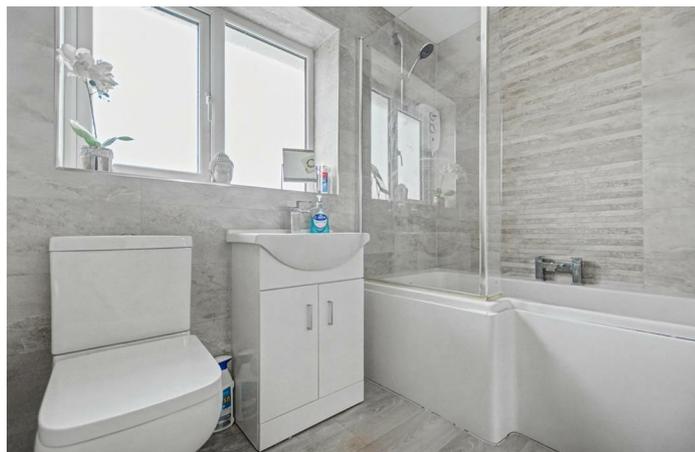
Flood Risk – No flooding in the past 5 years

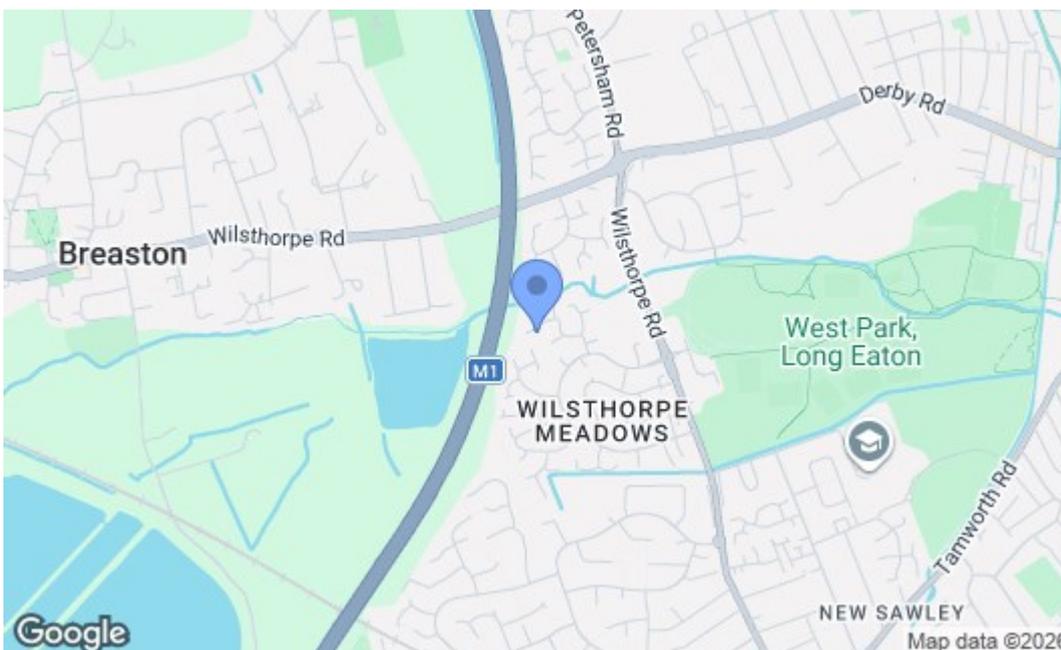
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>49</b>	
<b>England &amp; Wales</b> 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.