Robert Ellis

look no further...







Bosworth Way,
Long Eaton, Nottingham
NG10 1EA

£280,000 Freehold



TICKS ALL THE BOXES – A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME ON THE POPULAR FIELDS FARM ESTATE BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this three bedroom detached family home, offered for sale with no upward chain, situated on the ever-popular Fields Farm estate. This property provides an excellent opportunity for buyers looking to put their own stamp on a well-proportioned home in a sought-after location. An ideal buy for families or first time buyers, this is sure to be popular!

In brief, the accommodation comprises an entrance hallway leading to a downstairs W.C, a bright and airy open plan lounge diner and kitchen, perfect for modern family living, along with a spacious utility room offering additional practicality. The property also benefits from an integral garage and a useful lean-to. To the first floor, there are three bedrooms, with the master enjoying its own ensuite shower room, alongside a family bathroom serving the remaining bedrooms. Externally, the property boasts an enclosed and established rear garden, ideal for families and outdoor entertaining, while to the front there is a driveway providing off-road parking for two vehicles. Requiring cosmetic upgrading, this home presents a fantastic opportunity to create a personalised living space, all while benefiting from its excellent location, generous layout, and strong potential.

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, health care and sports facilities and the TRANSPORT LINKS include J25 of the M1, East Midlands Airport, Long Eaton Station which is literally only a few minutes walk away and the A52 and other main roads all of which provide good access to both Nottingham and Derby.





Entrance Hall
6'3 x 7'8 approx (1.91m x 2.34m approx)
The L shaped hall has a UPVC double glazed door to the front, tiled floor, radiator, panelled walls, ceiling light, stairs to the first floor and doors to:

Cloaks/w.c.
4'2 x 2'6 approx (1.27m x 0.76m approx)
Obscure UPVC double glazed window to the front, grey vinyl flooring, radiator, low flush w.c., wall mounted sink with tiled splashback, ceiling light and coving.

Lounge
14' x 17'5 approx (4.27m x 5.31m approx)
UPVC double glazed box bay window to the front, carpeted flooring, double radiator, ceiling light, coving, dado rail, TV point, brick built fireplace with a shelf, door to kitchen and open to the dining room.

Dining Room
8'3 x 9'5 approx (2.51m x 2.87m approx)
UPVC double glazed sliding doors to the rear, carpeted flooring, ceiling light, dado rail, coving and radiator.

Kitchen
8'9 x 7'8 approx (2.67m x 2.34m approx)
UPVC double glazed window to the rear, vinyl flooring, ceiling light, door to the utility and door to an understairs storage cupboard. The kitchen comprises of grey wall, drawer and base units to three walls with laminate work surfaces over, tiled splashbacks, inset stainless steel sink and drainer with a swan neck mixer tap, space for a fridge, dishwasher, cooker and four ring gas hob with extractor above.

Utility Room
7'2 x 8' approx (2.18m x 2.44m approx)
UPVC double glazed door, vinyl flooring, radiator, ceiling light, Vaillant boiler (18 months old) and an integral door to the garage. Wall, drawer and base units with work surface over, inset sink and space for a tumble dryer.

Lean-to
5'5 x 3'1 approx (1.65m x 0.94m approx)
UPVC double glazed door to the rear garden, glass roof and external plug sockets.

First Floor Landing
5'7 x 9'6 approx (1.70m x 2.90m approx)
UPVC double glazed window to the side, storage cupboard, ceiling light, loft access hatch and doors to:

Bedroom 1
10'9 x 10'4 approx (3.28m x 3.15m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, built-in bedside tables, dressing table and wardrobes. Door to:

En-Suite
7'1 x 4'7 approx (2.16m x 1.40m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, low flush w.c., enclosed corner shower with electric shower, vanity unit with tiled splashback and sink, extractor fan and storage cupboards.

Bedroom 2
9'1 x 7' approx (2.77m x 2.13m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in bedside tables, vanity and chest of drawers and wardrobes.

Bedroom 3
7'7 x 7' approx (2.31m x 2.13m approx)
UPVC double glazed box bay window to the front, ceiling light, radiator, coving, built-in storage and internet point.

Bathroom
7'3 x 6'6 approx (2.21m x 1.98m approx)
Obscure UPVC double glazed window to the rear, carpeted flooring, radiator, low flush w.c., panelled bath with electric shower above, vanity unit with inset sink and storage below, tiled splashback and part tiled walls.

Outside
The property is set back from Bosworth Way with a tarmac drive leading to the garage with access to the rear through a secure gate, planted border, pebbled path to the front door.

To the rear there is a fully enclosed garden with fencing, shed, lawn, patio area and established planted borders with shrubs and flowers to the boundaries.

Garage
16'4 x 7'4 approx (4.98m x 2.24m approx)
Metal up and over door, two ceiling lights, plug sockets and access to the loft for storage.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn left onto Fields Farm Road. Turn right into Bosworth Way and the property can be found on the right.
9223JG

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 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, Three, EE
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



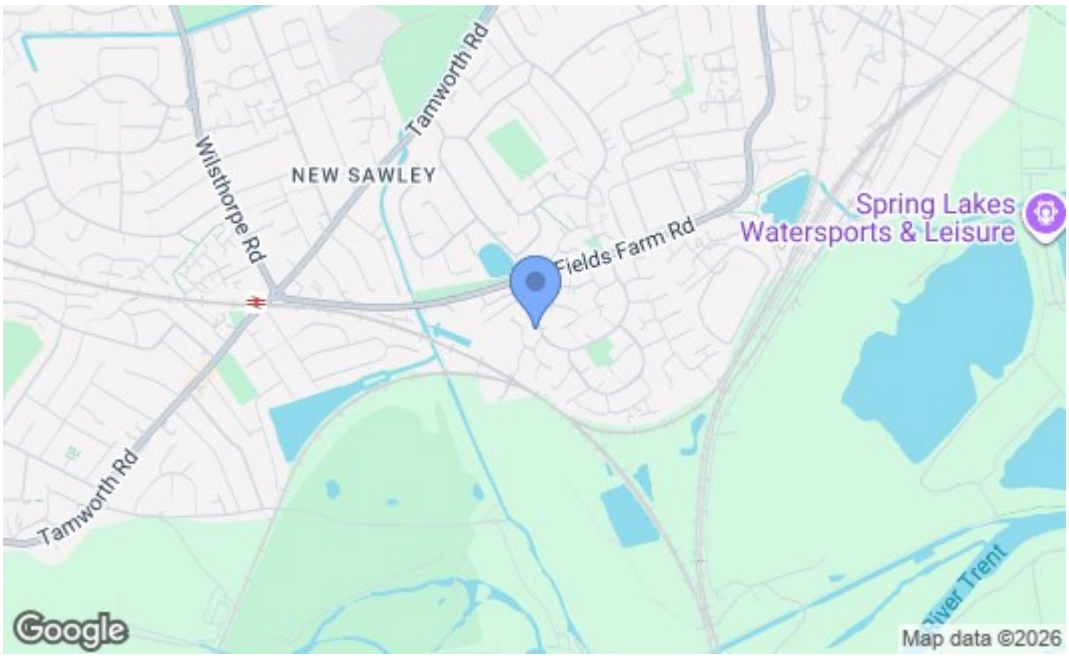


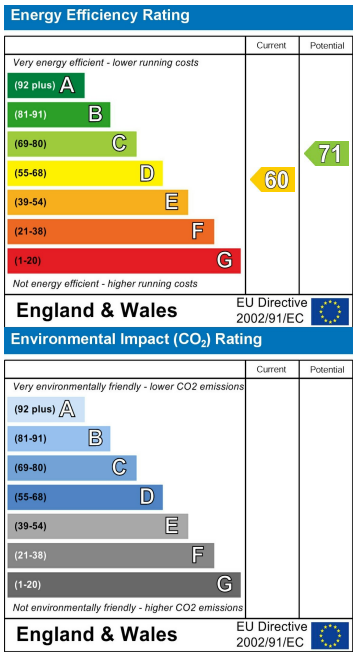












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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