



Douglas Road,  
Long Eaton, Nottingham  
NG10 4BD

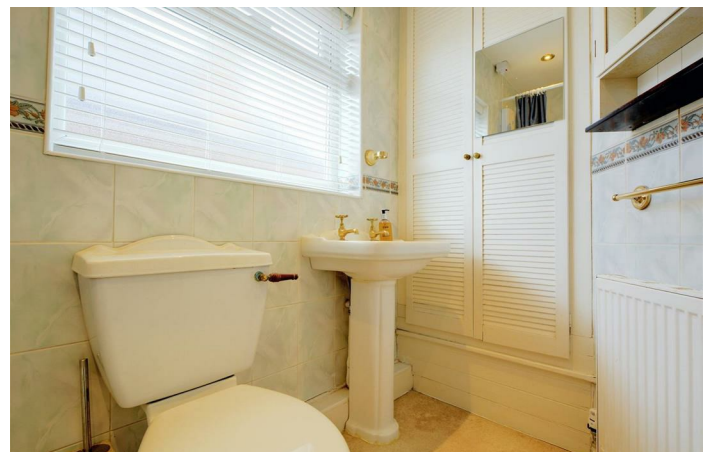
**£285,000 Freehold**



Robert Ellis are delighted to bring to the market this deceptively spacious traditional property set back from Douglas Road and with the benefit of no upward chain and is a blank canvas ready for someone to put their own stamp on the property. There is great access to local amenities, schools and transport links and being situated in a popular residential location we believe there will be lots of interest and an early bird viewing is highly recommended.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of an entrance hall providing access to the open plan lounge diner, kitchen to the rear, cloaks/w.c. and storage cupboard. To the first floor there are the three bedrooms and bathroom. Outside the property has great stance and curb appeal from the front with off street parking and delightful front garden, the rear garden is a great asset to the property with a lawn, patio and access to the detached garage.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as a number of local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at West Park and the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations 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 window and door to the front, stairs to the first floor, radiator and doors to:

### Cloaks/w.c.

5'5 x 2'6 approx (1.65m x 0.76m approx)

Low flush w.c., obscure UPVC double glazed window to the side and part tiled walls.

### Lounge/Dining Room

22'9 x 11'4 approx (6.93m x 3.45m approx)

Dual aspect windows to the front and rear with French doors to the garden, two radiators and feature gas fireplace with surround.

### Kitchen

16' x 5'5 approx (4.88m x 1.65m approx)

Found at the rear of the property there are wall and base units with roll edged work surface over, 1½ bowl sink and drainer, double glazed window to the side and rear, integral electric oven, gas hob with extractor hood over, integral fridge freezer and dishwasher, splashbacks and UPVC double glazed door to the rear.

### First Floor Landing

Radiator, double glazed window to the front and doors to:

### Bedroom 1

12'7 x 11'1 approx (3.84m x 3.38m approx)

UPVC double glazed window to the front, radiator and coving to ceiling.

### Bedroom 2

12'1 x 10'4 approx (3.68m x 3.15m approx)

UPVC double glazed window to the rear overlooking the garden and radiator.

### Bedroom 3

8'8 x 7'8 approx (2.64m x 2.34m approx)

UPVC double glazed window to the rear overlooking the garden and radiator.

### Bathroom

Panelled bath with shower over, low flush w.c., pedestal wash hand basin, obscure double glazed window to the side, tiled walls, extractor fan, inset spotlights, radiator and storage cupboard.

### Outside

To the front the property has great stance and curb appeal with off street parking provided by a block paved driveway and access to the rear via gates to the detached garage. The rear garden has a patio, lawned garden, planted and dug borders.

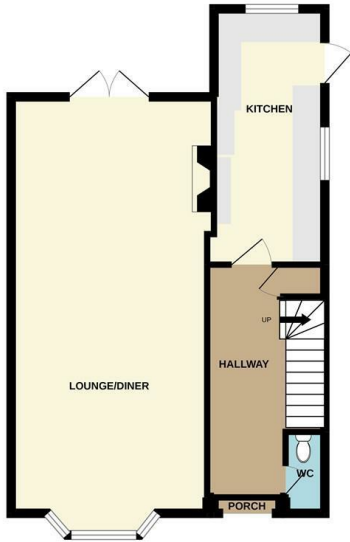
### Directions

Proceed out of Long Eaton along Derby Road and after the bend Douglas Road can be found as a turning on the right.

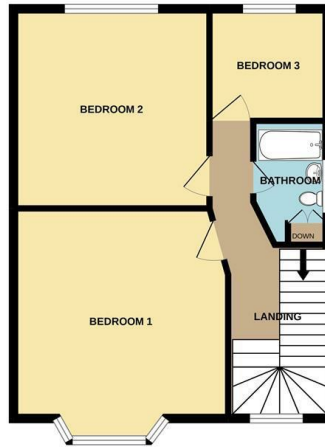
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GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

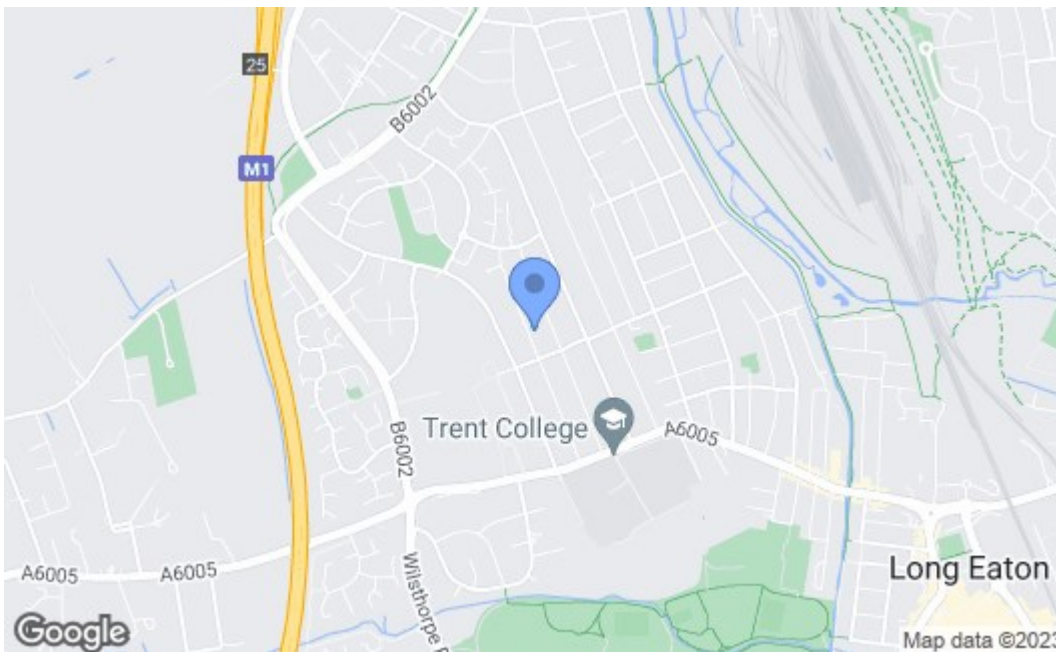


1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) 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	

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