



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1DR

**£199,950 Freehold**





A SPACIOUS THREE BEDROOM MID PROPERTY OFFERING WELL PRESENTED ACCOMMODATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Robert Ellis are delighted to bring to the market this deceptively spacious mid terrace property that is well presented throughout and ready for a new owner to move straight in without any work needed. The property has great access to everything Long Eaton has to offer and is within walking distance of the town centre and there is great access to Long Eaton train station, the A52 and M1 road networks which provides great commute links to the nearby towns and cities of Derby, Nottingham and Leicester.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing throughout. The property has been finished to a high standard and in brief the accommodation comprises of an entrance hall with ground floor w.c. off, spacious lounge and a newly fitted modern dining kitchen with access to a storage cupboard. To the first floor there are three bedrooms and the modern fitted family bathroom. Outside the property has great stance and curb appeal and reflects the interior condition. To the rear there is a low maintenance garden with a delightful patio and artificial lawn along with garden shed and access to the rear where there is off street parking. An early internal viewing is highly recommended to fully appreciate the space, size and finish on offer.

The property is within easy reach of the Asda and Tesco superstores found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, nearby walks to Trent Lock and along the River Trent and transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway 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 door to the front, radiator, laminate flooring, doors to:

### Cloaks/w.c.

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

Low flush w.c., vanity wash hand basin, part tiled walls and obscure double glazed window to the front.

### Lounge

14'3 x 11'4 approx (4.34m x 3.45m approx)

Double glazed window to the front, laminate flooring and radiator.

### Dining Kitchen

17'6 x 9'8 approx (5.33m x 2.95m approx)

A modern newly fitted kitchen which comprises of wall and base units with electric oven and hob with extractor over, composite sink and drainer with mixer tap, integrated dishwasher and fridge freezer, tumble dryer and washing machine are also included in the sale, tiled floor and splashbacks, access to a storage cupboard.

### First Floor Landing

Three storage cupboards, one housing the boiler and doors to:

### Bedroom 1

13' x 10'5 approx (3.96m x 3.18m approx)

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

### Bedroom 2

12'8 x 10'5 approx (3.86m x 3.18m approx)

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

### Bedroom 3

9'1 x 7' approx (2.77m x 2.13m approx)

Double glazed window to the front, laminate flooring and radiator.

### Bathroom

6'6 x 5'5 approx (1.98m x 1.65m approx)

The bathroom is modern and comprises of a three piece suite with panelled bath having a shower over, low flush

w.c., pedestal wash hand basin and benefiting from a chrome heated towel radiator, part tiled walls and obscure double glazed window to the rear.

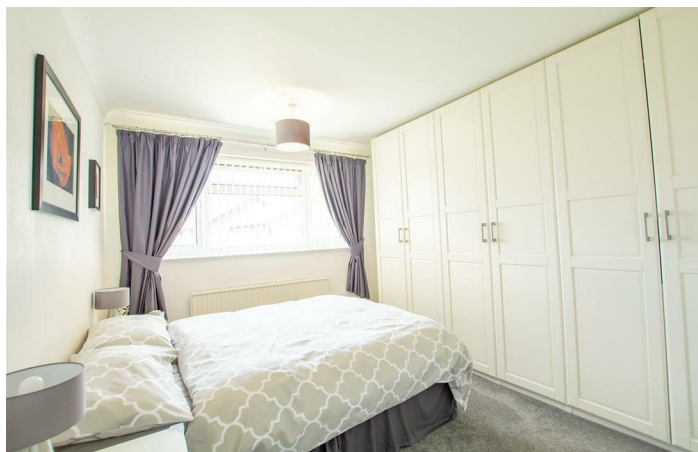
### Outside

The property has great curb appeal and reflects the internal condition as it has been well looked after. The rear garden is low maintenance with a delightful patio area that flows onto artificial lawn, shed to the rear and planted dug borders. The rear boundary is fenced with a gate leading to the off road parking.

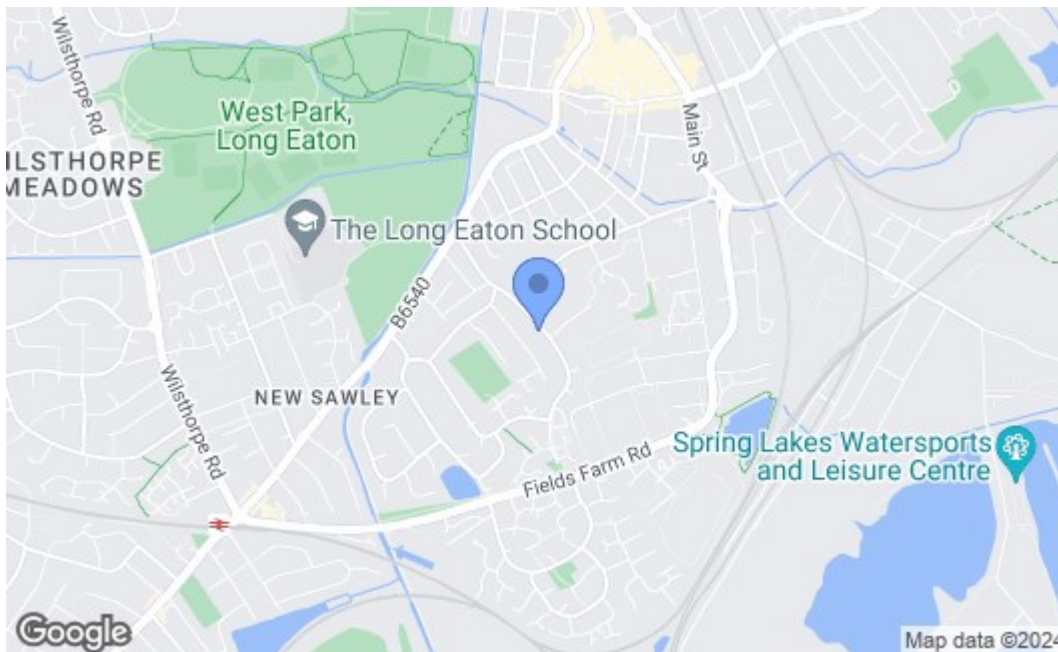
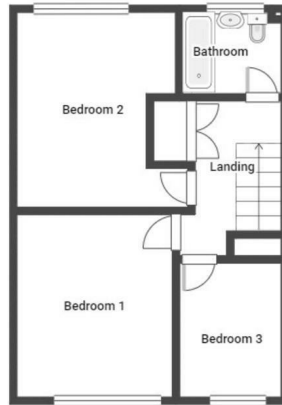
### Directions

Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road.

6871 AMLT







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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) <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.