

Laurel Crescent,  
Long Eaton, Nottingham  
NG10 3NN

**Guide Price £215,000 -  
£220,000 Freehold**

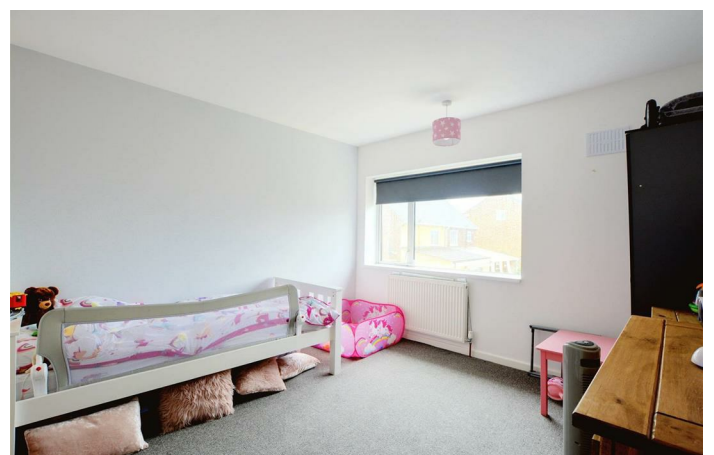


A WELL PRESENTED THREE BEDROOM MID-TERRACED PROPERTY WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and well presented family home. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be ideal for a range of buyers including first time buyers, the growing family, investors and people who are looking to downsize alike. A an internal viewing is highly recommended.

The property briefly comprises, An entrance hallway, spacious open plan kitchen/diner with integrated appliances, lounge, utility room and downstairs WC. To the first floor the landing leads to three generous bedrooms and the family bathroom suite. To the front there is off street parking for one vehicle and to the rear, an enclosed garden with patio section and turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are numerous fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52. Both Long Eaton train station and East Midlands Airport are just a short drive away.



## Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left.

7579MP

## Council Tax

Erewash Borough Council Band A

## Agents Notes

The property has been updated and had a new boiler and gas central heating system since the EPC was carried out.

## Entrance Hall

uPVC double glazed front door, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Kitchen/Diner

20'2 x 11'3 (6.15m x 3.43m)

uPVC double glazed window overlooking the rear garden, aluminium double glazed sliding door leading to and overlooking the rear garden, aluminium double glazed door leading to the utility room, laminate flooring, radiator, integrated fridge/freezer, integrated electric oven, integrated electric hob, painted plaster ceiling, spotlights.

## Lounge

13'4 x 11'7 (4.06m x 3.53m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Utility Room

4'0 x 5'8 (1.22m x 1.73m)

uPVC double glazed door leading to the rear garden, laminate flooring, painted plaster ceiling, ceiling light.

## Downstairs WC

5'6 x 2'6 (1.68m x 0.76m)

uPVC double glazed patterned window overlooking the rear, laminate flooring, WC, wall mounted sink, painted plaster ceiling, ceiling light.

## Landing

Carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

## Bedroom One

12'4 x 11'2 (3.76m x 3.40m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Bedroom Two

11'8 x 11'5 (3.56m x 3.48m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

## Bedroom Three

8'7 x 8'4 (2.62m x 2.54m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

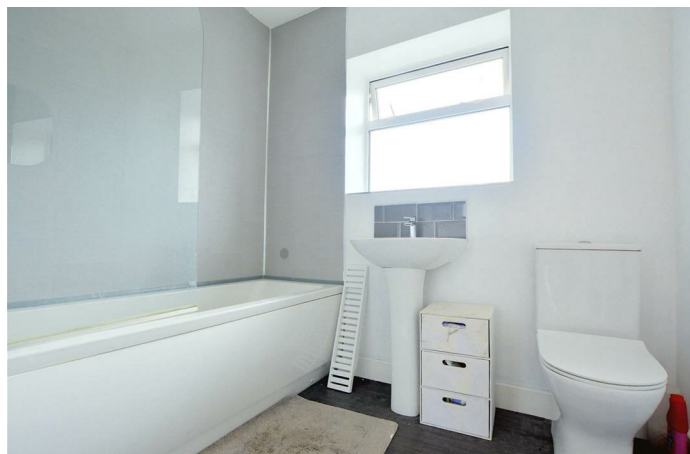
## Family Bathroom

5'6 x 7'4 (1.68m x 2.24m)

uPVC double glazed patterned window overlooking the rear, laminate flooring, WC, pedestal sink, bath with mixer tap, shower over the bath, heated towel rail, painted plaster ceiling, ceiling light.

## Outside

To the front of the property there is off street parking for one vehicle. To the rear, there is a private and enclosed rear garden with patio area and turf.



GROUND FLOOR

1ST FLOOR



66 LAUREL CRESCENT, LONG EATON, NOTTINGHAM, NG10 3NN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ©2023



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