



Farm Close,  
Long Eaton, Nottingham  
NG10 1PL

**O/O £240,000 Freehold**



A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market this lovely, well presented semi detached home on Farm Close. Ideal for a first time buyer or a growing family, this property is situated within a cul de sac on the popular Fields Farm development. It is within easy walking distance of local amenities and facilities within Long Eaton and surrounding areas, including Long Eaton Train Station, primary schools and secondary schools. Internal viewing is highly recommended to avoid disappointment.

The property benefits from a gas central heating and is fully double glazed and accommodation briefly comprises of an entrance hall, kitchen, dining area with opening to the living room and a conservatory to the rear. To the first floor, there are three bedrooms and a three piece bathroom with a shower over the bath. Externally, there is off road parking and a low maintenance rear garden but a great space to enjoy time to relax.

The property is within easy reach of Long Eaton town centre where there are Tesco, Asda and Aldi stores and many other retail outlets, various pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages are within easy walking distance and the transport links include junctions 24 and 25 of the M1, Long Eaton station which is only a few minutes walk away from the property, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

8'2" x 2'11" approx (2.5m x 0.9m approx)

With wood-effect flooring, a radiator, a dado rail, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### Kitchen

9'4" x 7'8" approx (2.85m x 2.34m approx)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, space for an oven, an extractor fan, partially tiled walls, wood-effect flooring and a UPVC double-glazed window to the front elevation.

### Dining Room

8'9" x 7'10" approx (2.67m x 2.4m approx)

The dining room has laminate wood-effect flooring, a radiator, a dado rail, open access to the living room and a UPVC double-glazed window to the front elevation.

### Living Room

16'0" x 13'0" approx (4.89m x 3.97m approx)

The living room has laminate wood-effect flooring, stairs leading to the first floor, a radiator, a dado rail, a feature fireplace, a UPVC double-glazed window to the rear elevation and a sliding patio door providing access into the conservatory

### Conservatory

12'2" x 7'4" approx (3.72m x 2.25m approx)

The conservatory with wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows to the sides and rear elevation and double French doors opening out to the rear garden.

### First Floor Landing

Dado rail, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a drop down ladder.

### Bedroom 1

11'8" x 9'11" approx (3.58m x 3.03m approx)

The main bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom 2

10'4" x 9'11" approx (3.15m x 3.03m approx)

The second bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom 3

9'6" x 7'8" approx (2.92m x 2.34m approx)

The third bedroom has wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

### Outside

The front of the property has a driveway providing off-road parking, gated access to the rear, decorative stones, plants and shrubs.

The rear of the property has a private enclosed garden with a paved patio area, a decked area, an artificial lawn, a pond, various plants and shrubs, access to the garage and fence panelling.

### Garage

17'10" x 8'10" approx (5.46m x 2.7m approx)

The garage has ample storage space and an up-and-over door.

### Directions

Proceed out of Long Eaton along Main Street and at the traffic island by The Tappers Harker pub continue directly across and onto Fields Farm Road. Take the left hand turning onto Bosworth Way and then second right onto Farm Close where the property is found on the left hand side.

7986AMCO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

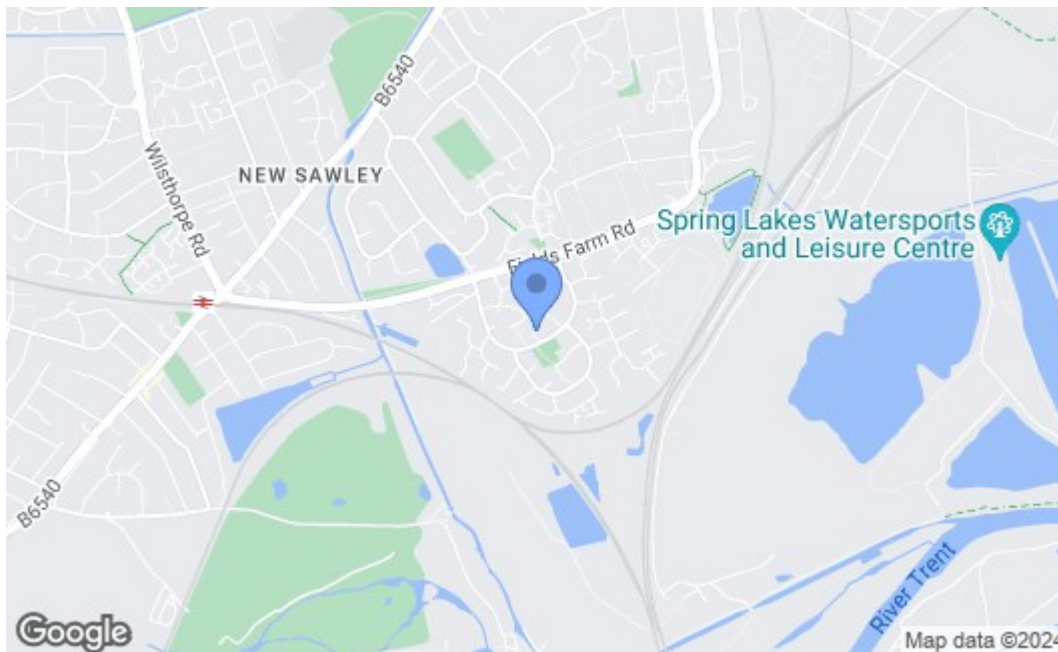
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(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	

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.