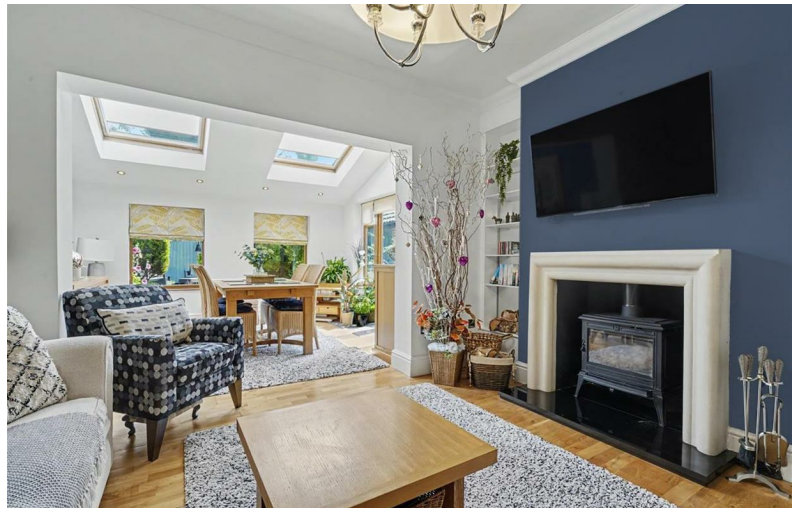




Trowell Grove,  
Long Eaton, Nottingham  
NG10 4BB

**£400,000 Freehold**



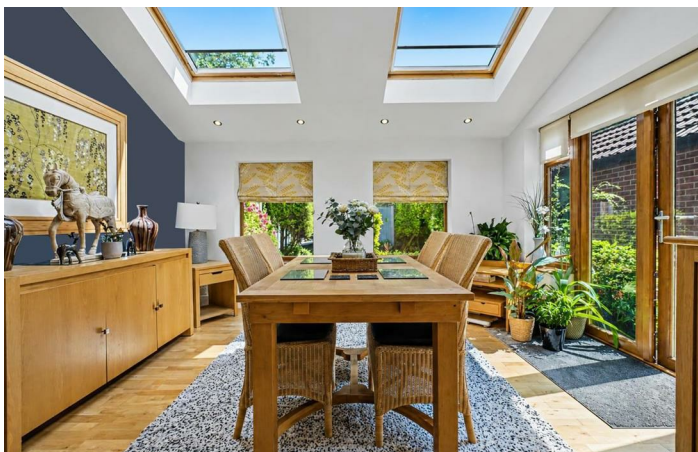
A TRADITIONAL THREE BEDROOM DETACHED HOME SITUATED ON THE EVER POPULAR TROWELL GROVE, RETAINING BEAUTIFUL ORIGINAL FEATURES AND OFFERING SPACIOUS FAMILY ACCOMMODATION.

Robert Ellis are delighted to bring to the market this charming detached property, positioned on one of the area's most sought after roads. Having been extended to the rear, the home offers generous and well balanced accommodation whilst retaining much of its original character and charm.

A particular feature of the property is the welcoming entrance hallway, showcasing original wood panelling, creating an impressive first impression and highlighting the period features found throughout the home. The accommodation comprises a spacious lounge, separate dining room and an extended kitchen to the rear, providing excellent space for modern family living and entertaining. To the first floor are three good sized bedrooms and a stylish four piece family bathroom, offering excellent accommodation for a growing family.

Externally, the property benefits from off road parking, a detached garage and a private rear garden, completing this wonderful family home. An internal viewing is highly recommended to fully appreciate the space, character and quality this delightful home has to offer.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages which include the Wilsthorpe Academy and The Elms and Trent College, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Open Porch

Tiled floor, original door to the front leading to the entrance hall with double glazed windows to the side.

### Entrance Hall

original parquet flooring, original staircase with wooden panelling to the first floor, radiator, doors to:

### Lounge

16'3 into bay x 13'6 max (4.95m into bay x 4.11m max)  
Double glazed bay window to the front, gas fire, hearth and mantle, coving, two radiators.

### Sitting Room

10'4 x 13'6 approx (3.15m x 4.11m approx)  
Open to the dining room, log burner, coving, radiator and wooden flooring.

### Dining Room

11'1 x 12'7 approx (3.38m x 3.84m approx)  
Double glazed patio doors to the rear, double glazed window to the rear, wooden flooring with underfloor heating.

### Kitchen

8'9 x 10'3 approx (2.67m x 3.12m approx)  
Double glazed window to the rear, double glazed door to the side, matching wall, base and drawer units with roll edged work surfaces over, inset sink and drainer, four ring gas hob with extractor over, space for a fridge freezer, integrated Neff double oven, integrated Smeg microwave, tiled flooring, breakfast bar and vertical radiator.

### First Floor Landing

Half landing with a feature stained glass window to the side, radiator, doors to:

### Bedroom 1

14' x 13'6 max approx (4.27m x 4.11m max approx)  
Double glazed window to the front, radiator.

### Bedroom 2

13' x 13'7 approx (3.96m x 4.14m approx)  
Double glazed window to the rear, radiator.

### Bedroom 3

8'11 x 9' approx (2.72m x 2.74m approx)  
Double glazed window to the front, radiator and access hatch to the majority boarded and lit loft.

### Bathroom

Panelled bath with hand held shower, low flush w.c., vanity wash hand basin, airing/storage cupboard housing the combi boiler, double shower cubicle with wall mounted electric shower, double glazed windows to the rear and side.

### Outside

To the front of the property there is off road parking and gates leading down the side to the rear.

To the rear garden is laid to lawn with a patio area, shrubs to the borders.

### Garage/Store

With power and light.

### Directions

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

9431CO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Three, EE, 02, Vodafone

Sewage – Mains supply

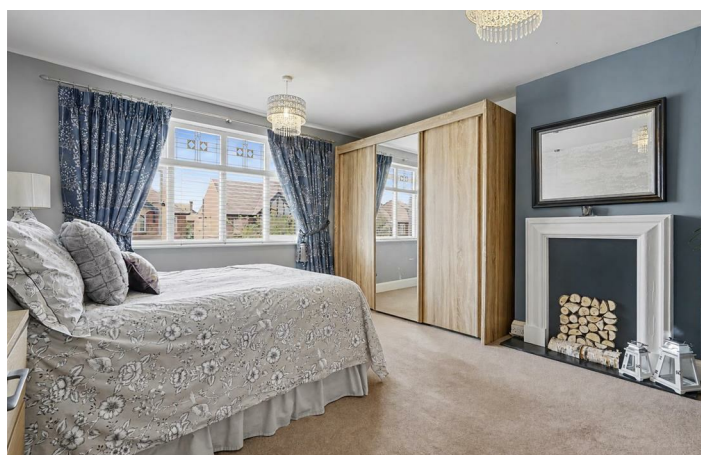
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis

ESTATE AGENTS

GROUND FLOOR

DINING ROOM

SITTING ROOM

KITCHEN

LOUNGE

HALLWAY

PORCH

1ST FLOOR

BEDROOM 2

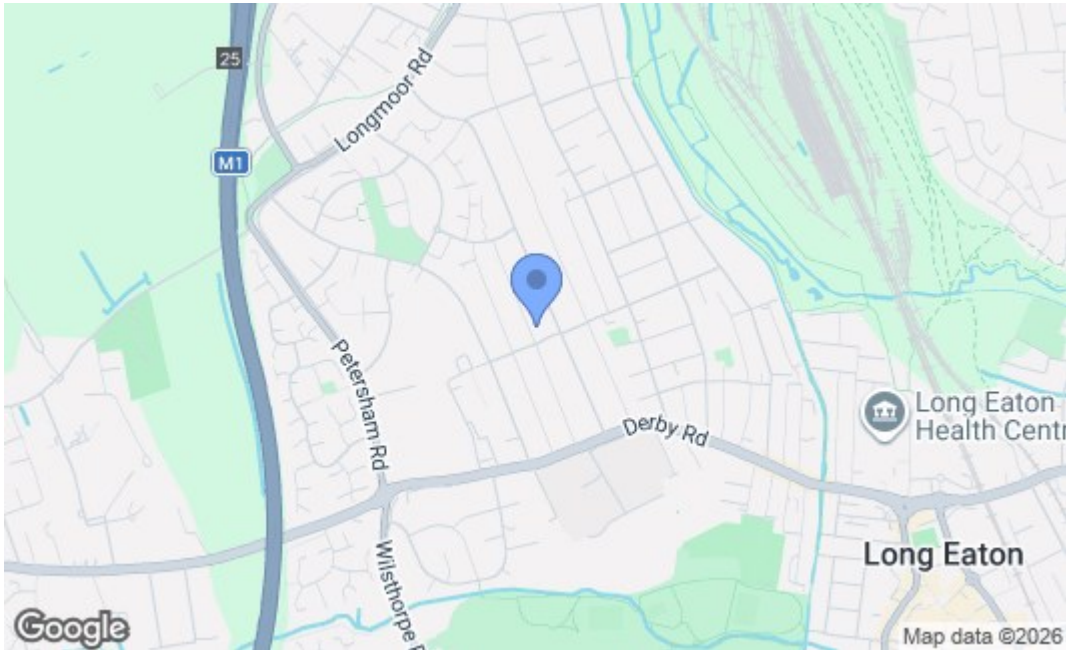
BEDROOM 1

BEDROOM 3

BATHROOM

LANDING

Small disclaimer text at the bottom of the floor plan area.



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