Robert Ellis

look no further...

Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

£200,000 Freehold

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A TWO DOUBLE BEDROOM SEMI DETACHED HOME ON A CONTINUALLY POPULAR ESTATE.

Being found on the popular Fields Farm development and offered to the market with the benefit of no upward chain, this two bedroom modern semi detached home benefits from gas central heating, recently fitted double glazing and a security alarm system (currently not in operation).

With a fitted kitchen, the internal accommodation briefly comprises of an entrance lobby with door to the spacious lounge having space for a dining table, feature fireplace and stairs to first floor. There is a kitchen to the rear with ample wall and base units, appliance space and built-in hob, oven and extractor. To the first floor there are two double bedrooms and a family bathroom with three piece suite and deep overstairs storage cupboard. Outside there is off road parking to the front with a shared driveway to the side leading to the rear garden which is laid to lawn with a paved patio area, timber garden shed and enclosed timber fencing.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the 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 which provide access to Nottingham, Derby and other East Midlands towns and cities.

Lobby
Composite front door with inset opaque double glazed panel, obscure glazed window to the front elevation and internal door to:

Lounge
17'8 x 13'1 approx (5.38m x 3.99m approx)
Double glazed window to the front, timber fire surround with inset coal effect fire and hearth, TV point, carpeted flooring, obscure double glazed window to the side, stairs to the first floor, radiator and internal door to:

Kitchen
12'2 x 8' approx (3.71m x 2.44m approx)
The kitchen has ceramic tiled flooring, complimentary tiling to walls, UPVC door to the rear garden, double glazed window to the rear, wall mounted Glow Worm boiler, circular stainless steel inset sink with matching drainer and mixer tap. Inset four ring Halogen hob with Neff oven/grill below and Neff chimney style extractor over. Selection of base and wall units providing ample drawer and cupboard space with granite effect work surface over, appliance space and a radiator.

First Floor Landing
With loft access and internal doors to:

Bedroom 1
12'2 x 8'11 approx (3.71m x 2.72m approx)
Radiator, carpeted flooring and three double glazed windows to the front elevation.

Bedroom 2
12'3 x 8'4 approx (3.73m x 2.54m approx)
Double glazed window to the rear, carpeted flooring and a radiator.

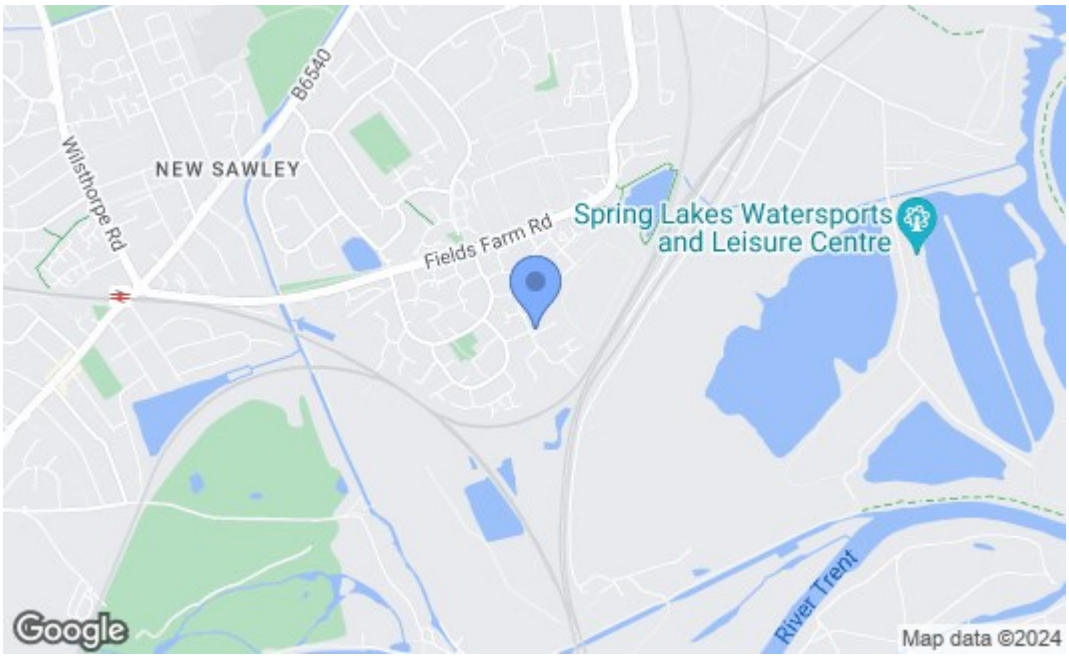
Bathroom
With a radiator, obscure double glazed window to the side, complimentary tiling to the walls, wall mounted extractor and white three piece suite incorporating pedestal wash hand basin, panelled bath with electric shower over and low flush w.c., deep overstairs storage cupboard incorporating cylinder.

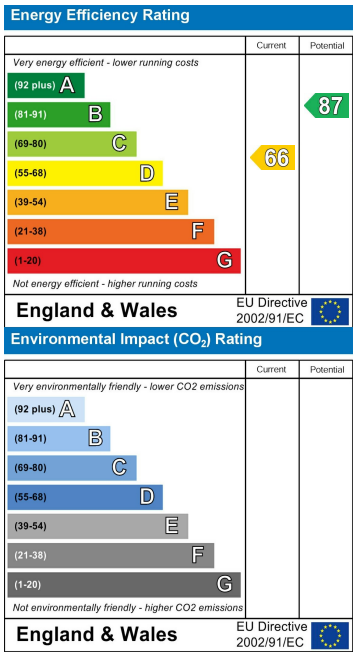
Outside
The property is set back from the road via a small lawned frontage with paved off road parking and adjacent shared driveway to the rear. The garden to the rear has has the fencing recently replaced, there is a paved patio, lawned area and timber garden shed.

Directions
Proceed out of Long Eaton along Waverley Street and continue over the island at the Tappers Harker pub into Fields Farm Road. Take the first Bosworth Way turning on the left and second left into Hoselett Field Road. The property may be located just prior to Wittering Close, clearly identified by our for sale board.
7113AMEC

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 - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone
Sewage – Mains supply
Flood Risk – Low, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.