Robert Ellis

look no further. . .

Thompson Street
Langley Mill, Nottingham NG16 4DE

A MODERN THREE BEDROOM LINK DETACHED HOUSE.

£235,000 Freehold

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Features of this property include master bedroom with en-suite shower room, open plan dining kitchen with separate utility room, cloaks/WC, gas fired central heating and double glazing. A further feature of this property is the attractively landscaped rear garden which is generous in size with large decked area (great for BBQing and alfresco dining), as well as a well tended lawn.

Situated on a residential street in the popular urban village of Langley Mill, which has a great variety of local amenities and shops, including Asda and Lidl. There is a train station and is close to the A610 giving access to Junction 26 of the M1 and Nottingham city centre. Langley Mill is also on the edge of open countryside and the Erewash Canal.

This property is offered for sale with NO UPWARD CHAIN and is ideal for young families and first time buyers.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, radiator.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC.

LOUNGE
13'1" into bay reducing to 10'11" x 13'7" (4 into bay reducing to 3.34 x 4.15)
Flame effect gas fire with Adam-style surround, radiator, double glazed bay window to the front.

DINING KITCHEN
19'3" x 8'11" (5.87 x 2.73)
Fitted range of wall, base and drawer units with roll edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Space for fridge/freezer. Gas boiler (for central heating and hot water). Table and chair space, radiator, double glazed window and double glazed French doors to the rear garden. Door to utility room.

UTILITY
6'3" x 4'9" (1.92 x 1.47)
A range of base units with work surfacing and stainless steel sink unit with single drainer. Plumbing for washing machine.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
13'6" x 9'0" (4.14 x 2.76)
Fitted wardrobes, radiator, double glazed window to the front. Door to en-suite.

EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Radiator and double glazed window.

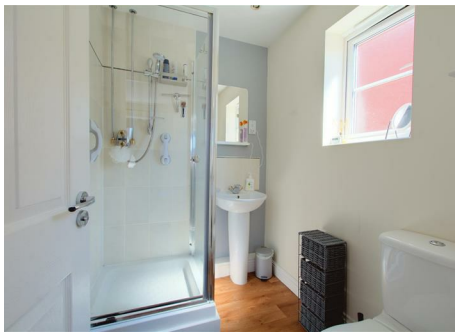
BEDROOM TWO
9'7" x 9'0" (2.94 x 2.76)
Radiator, double glazed window to the rear.

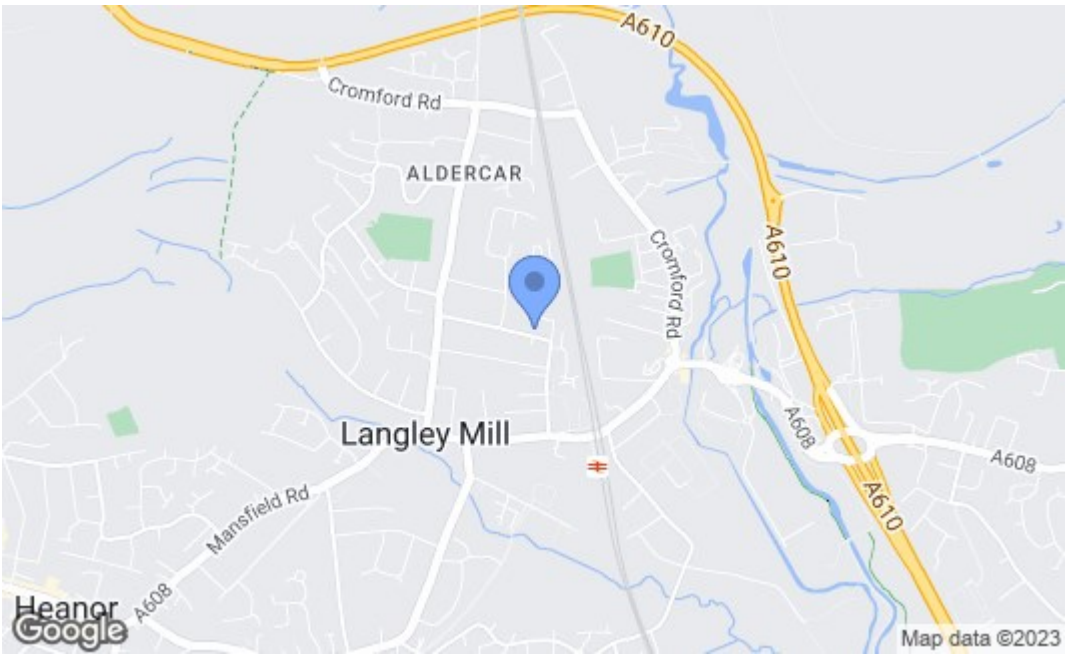
BEDROOM THREE
9'7" x 8'11" max (2.94 x 2.73 max)
Radiator and double glazed window to the rear.

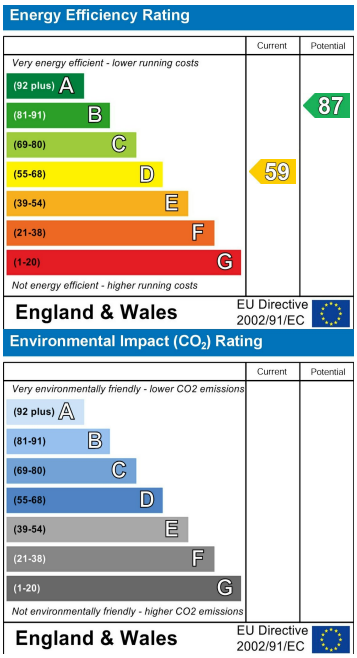
BATHROOM
6'5" x 5'7" (1.98 x 1.71)
Three piece suite comprising wash hand basin, low flush WC and panel bath. Radiator and double glazed window.

OUTSIDE
To the front there is an open plan garden laid to gravel, there is a paved pathway leading to the front door and a driveway providing off-street parking leading to the attached garage. The rear garden is attractively landscaped with a contemporary decked area (great for BBQing and alfresco dining), generous lawn flanked with borders.

GARAGE
19'2" x 8'5" (5.86 x 2.57)
Up and over door to the front, lighting, power and door to the rear garden.







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.

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