



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 4AA

**O/I/R £340,000 Freehold**





A SPACIOUS AND VERSATILE, THREE BEDROOM DETACHED FAMILY HOME WITH AMPLE OFF STREET PARKING, LARGE MATURE GARDENS AND BRICK BUILT GARAGE, BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious detached family home offering ample space both inside and out. Situated within a desirable location in Long Eaton, the property is situated along the private service road, away from the main road and set back via a large driveway with ample off street parking. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers especially a young family who are looking for a property to put their own stamp on and grow into via extensions (STPP). An internal viewing is highly recommended to appreciate the property, location and space on offer.

In brief, the property comprises to the ground floor, an entrance hallway, kitchen, open plan lounge/diner, ground floor w.c. and a conservatory. To the first floor there is a large master bedroom with fitted wardrobes, a spacious second bedroom and a generously sized third bedroom with fitted wardrobes with a three piece family bathroom suite accessible from the landing. To the front, the property benefits from a large garden with mature flower beds and shrubs with ample off street parking and the potential to create further parking space. There is access to the brick built garage and rear garden to the side. To the rear, there is a private and enclosed mature garden with turf, a patio area and mature flower beds with scope and space for extensions (STPP).

Located in the popular residential town of Long Eaton, close to and within walking distance of the town centre where shops, supermarkets and healthcare facilities can all be found. The sought after Wilsthorpe secondary school is just a five minute walk away from the front door, perfect for those with older children. There are fantastic transport links such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.





### Entrance Hall

Aluminium double glazed front door, carpeted flooring, radiator and ceiling light.

### Kitchen

9'4 x 10'2 approx (2.84m x 3.10m approx)

Wooden double glazed window to the front, UPVC double glazed door to the side, vinyl flooring, pantry, space for a dishwasher and washing machine, free standing cooker, breakfast bar, ceiling light and radiator.

### Pantry

2'5 x 4' approx (0.74m x 1.22m approx)

Obscure UPVC double glazed window to the front, vinyl flooring, fuse board, space for a fridge freezer and ceiling light.

### Lounge/Diner

11'6 x 22'9 approx (3.51m x 6.93m approx)

UPVC double glazed window to the rear, double glazed aluminium sliding doors to the conservatory, feature fireplace, radiator and ceiling light.

### Conservatory

9'1 x 9'1 approx (2.77m x 2.77m approx)

UPVC double glazed windows and door to the rear, tiled flooring.

### Ground Floor w.c.

5'4 x 2'4 approx (1.63m x 0.71m approx)

UPVC double glazed window to the side, vinyl flooring, low flush w.c., wall mounted sink, radiator and ceiling light.

### First Floor Landing

Wooden aluminium double glazed window to the front, carpeted flooring, loft access, ceiling light and doors to:

### Bedroom One

12'7 x 11'6 approx (3.84m x 3.51m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, wall and ceiling lights.

### Bedroom Two

9'5 x 11'7 approx (2.87m x 3.53m approx)

UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

### Bedroom Three

8'1 x 6'5 approx (2.46m x 1.96m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

### Shower Room

6'6 x 5'5 approx (1.98m x 1.65m approx)

Wooden frame double glazed window to the front, vinyl flooring, top mounted sink, low flush w.c., heated towel rail, walk-in shower with electric shower and ceiling light.

### Outside

To the front there is off road parking, access to the garage. To the rear there is a mature garden with lawn, patio, greenhouse, trees and shrubs.

### Garage

Brick built garage with an up and over door to the front, power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic lights turn left into Wilsthorpe Road and left again into Parkside Avenue and right into the slip road of Wilsthorpe Road and the property can be found on the left as identified by our for sale board.

7370AMRS

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

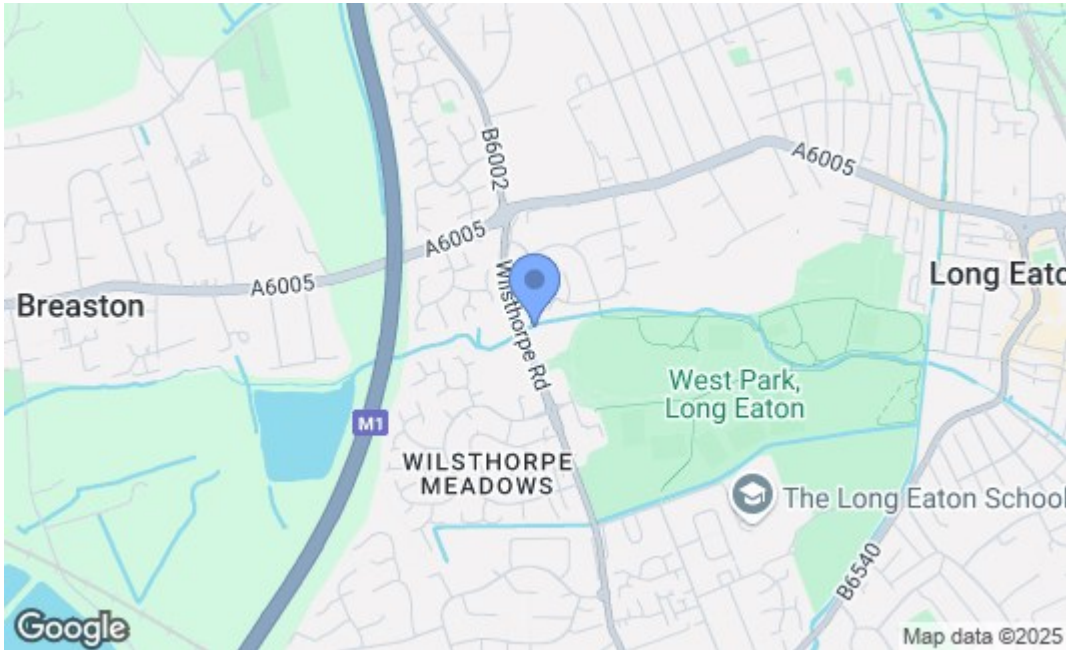
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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.