



Elgar Drive,  
Long Eaton, Nottingham  
NG10 3PY

**£260,000 Freehold**



THIS IS A THREE BEDROOM DETACHED HOME WITH OFF ROAD PARKING TO THE SIDE AND GOOD SIZE EASILY MANAGED GARDENS TO THE FRONT AND REAR.

Being situated on this very popular cul-de-sac which is on the edge of the Dales estate, this three bedroom detached home is being sold with the benefit of NO UPWARD CHAIN and we believe will suit the requirements of a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is close to excellent local schools and other amenities and facilities. The property is ready for immediate occupation and over recent years has had the kitchen, bathroom and en-suite to the main bedroom updated, which is something people will see when they take a full inspection. The property has also had the gardens at the front and rear landscaped and designed to keep maintenance to a minimum, there is a block paved driveway to the right hand side of the house and the rear garden provides several places for people to sit and enjoy outside living. The property is well placed for excellent local amenities and facilities which includes the Long Eaton train station as well as all the shops found in Long Eaton town centre as well as excellent local schools for all ages.

The property is constructed of an attractive facia brick to the external elevations with the front being relieved by timber, all under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge with a box bay window to the front and a feature fireplace and from the lounge there is an archway leading into the separate dining area which has patio doors leading out to the rear garden. The kitchen has been re-fitted with white matt units and has integrated appliances and to the first floor the landing leads to the three bedrooms, the main bedroom having ranges of built-in wardrobes and an en-suite shower room and there is the family bathroom which is fully tiled and has a white suite. Outside there is a block paved drive to the right of the property, the garden at the front has block paving and a slate chipped bed with planting and to the rear there is a large garden which has an Indian sandstone patio, block paved area and decking at the bottom with the garden being kept private by having fencing to three boundaries and also has a wooden shed which will remain at the property when it is sold.

The property is within easy reach of the Asda, Tesco and Aldi stores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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 can be reached via the Skylink bus and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an outside light leading through a stylish composite wood grain effect front door with a leaded side panel leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator with a shelf over, coats hanging and the electric consumer unit is mounted on the wall in the hall.

### Lounge/Sitting Room

14'8 plus bay x 12' max approx (4.47m plus bay x 3.66m max approx)  
Double glazed leaded box bay window with fitted blinds to the front, feature coal effect gas fire set in an Adam style surround with inset and hearth, double radiator, cornice to the wall and ceiling, two wall lights and an archway leading through into:

### Dining Area

10'5 x 6' approx (3.18m x 1.83m approx)  
Having patio doors leading out to the private rear garden, radiator and cornice to the wall and ceiling.

### Kitchen

10'6 x 7'5 approx (3.20m x 2.26m approx)  
The kitchen is fitted with white matt units having brushed stainless steel fittings and wood grain effect work surfaces and includes a sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides with an integrated fridge and freezer, cupboards with one corner cupboard having fitted carousels and the other pull out fittings, integrated automatic washing machine, four wide drawers and oven below, matching eye level wall cupboards with lighting under and hood to the cooking area, tiling to the walls by the work surface areas, Glow Worm wall mounted boiler, double glazed window with fitted blind to the rear, composite door with two opaque double glazed inset panels leading out to the side of the property and an understairs storage cupboard.

### First Floor Landing

Double glazed window with a fitted blind to the side, the balustrade continues from the stairs onto the landing, hatch to the loft and a built-in airing/storage cupboard.

### Bedroom 1

12'7 x 8'6 approx (3.84m x 2.59m approx)  
Double glazed leaded window with fitted blinds to the front, two double mirror fronted wardrobes to either side of the bed position which provide shelving and hanging space and there are cupboards over and a radiator.

### En-Suite

The en-suite to the main bedroom is fully tiled and has a walk-in shower with a mains flow Aqualisa shower system with tiling to three walls and a folding protective glazed door, pedestal wash hand basin and a low flush w.c., extractor fan, tiled flooring, radiator, opaque double glazed window with fitted blind, recessed lighting to the ceiling and an electric shaver point.

### Bedroom 2

9'6 x 8'5 approx (2.90m x 2.57m approx)  
Double glazed window with fitted blind to the rear and a radiator.

### Bedroom 3

7'7 x 6' approx (2.31m x 1.83m approx)  
Double glazed leaded window with a fitted blind to the front and a radiator.

### Bathroom

The main bathroom is fully tiled and has a white suite including a panelled bath with a swan neck mixer tap, pedestal wash hand basin and low flush w.c., tiled flooring, radiator, opaque glazed window with a fitted blind, electric shaver point, recessed lighting to the ceiling and an extractor fan.

### Outside

At the front of the property there is a block paved driveway which runs down the right hand side of the property where there is a gate which leads through to the rear garden. The block paving extends across the front of the property where there is also a slate chipped bed with established bushes and planting.

At the rear there is an Indian sandstone patio and a central block paved area with pebbled beds to the sides and there are steps leading down to a decked section of the garden which runs across the rear, there is a wooden shed, fencing to the three main boundaries and an outside tap and external power points are provided.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin Road and first right into Elgar Drive.  
7509AMMP

### Council Tax

Erewash Borough Council Band C

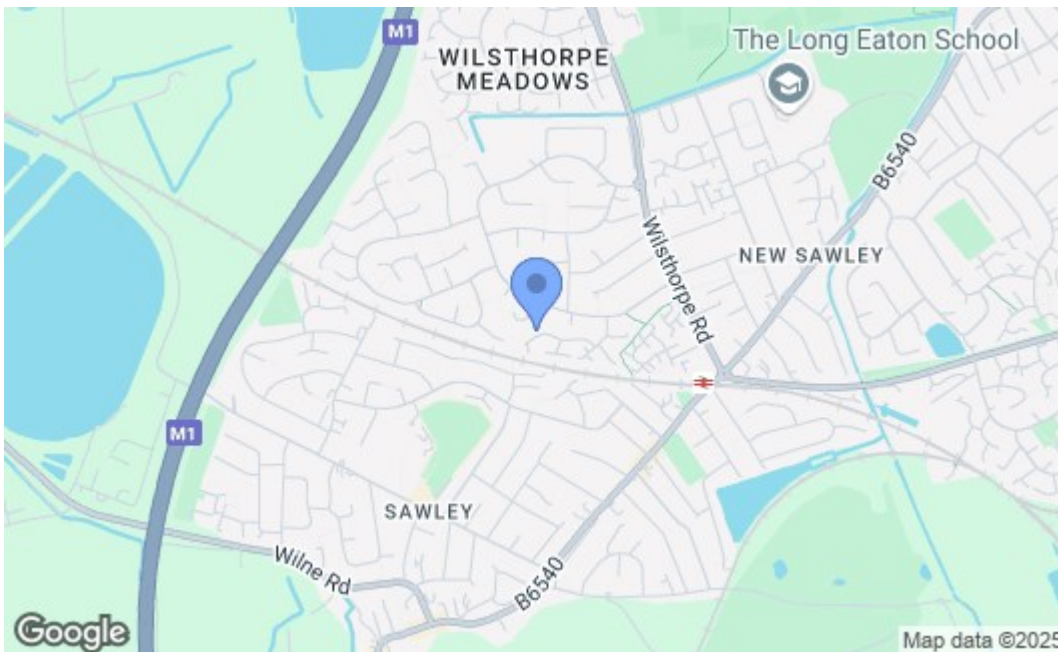
### Agents Notes

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.



Robert Ellis  
ESTATE AGENTS



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			
		69	83
<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.