



Meadow Lane,  
Long Eaton, Nottingham  
NG10 2FD

**£234,950 Freehold**

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THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE POSITIONED IN AN IDEAL LOCATION FOR EASY ACCESS TO AND FROM THE CENTRE OF LONG EATON.

Being situated on Meadow Lane, this traditional semi detached home provides spacious three bedroom accommodation which would suit a first time buyer or a family looking for a three bedroom home which is well placed for easy access to the amenities and facilities provided by the area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. The property is only a few minutes walk away from the centre of Long Eaton where there are excellent local shopping facilities and is also close to local schools for all ages which will be an important advantage to families young children.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, with the boiler being installed in March 2023 and double glazing and includes a reception hall, lounge with a bay window to the front, separate dining room which has patio doors leading out to the rear and the kitchen which is fitted with wall and base units. To the first floor the landing leads to the three bedrooms and a fully tiled bathroom which includes a P shaped bath with a shower over. Outside there is block paved parking at the front and a gate leads to a Presscrete style pathway which takes you to the rear of the house where the Presscrete extends across the back of the property and creates a patio and also extends down to a metal store unit in the bottom right hand corner of the rear garden. There is a lawn and the garden is kept private by having fencing to the three boundaries and an outside water supply is provided.

As previously mentioned the property is within easy reach of all the amenities and facilities provided by Long Eaton town centre which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there are walks in the nearby open countryside and along the canal to Trent Lock, healthcare and sports facilities which include Spring Lakes, West Park Leisure Centre and Trent Lock Golf Club, excellent local schools for all ages and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC front door with an ornate inset glazed panel, stairs with hand rail leading to the first floor, radiator, cornice to the wall and ceiling and laminate flooring.

### Lounge/Sitting Room

11'10 plus bay x 10'8 approx (3.61m plus bay x 3.25m approx)

Double glazed bay window to the front, recess in the chimney breast with a hearth, radiator, and cornice to the wall and ceiling.

### Dining Room

13'5 x 10'9 approx (4.09m x 3.28m approx)

Double glazed patio doors leading into an enclosed cat pen area at the rear of the house, cornice to the wall and ceiling, laminate flooring, shelving and a double display cabinet to one side of the chimney breast and a radiator.

### Kitchen

13'6 x 5'10 approx (4.11m x 1.78m approx)

The kitchen is fitted with a 1 1/2 bow stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has drawers, oven, space for an automatic washing machine and cupboards below, matching eye level wall cupboards to two walls, panelling to the walls by the work surface areas and tiling to the wall by the sink area, space for an upright fridge/freezer, radiator, double glazed windows to the side and rear, extractor fan and understairs cupboard/pantry with a window to the side and the electricity meter, consumer unit and gas meter are housed in the pantry.

### First Floor Landing

Opaque double glazed window to the side, access hatch to the loft via a ladder which is boarded and has lighting, the balustrade is continued from the stairs onto the landing and doors to:

### Bedroom 1

11'8 x 11' approx (3.56m x 3.35m approx)

Double glazed window to the front, range of built-in wardrobes with shelving at one end, fitted dressing table with drawers under and a radiator.

### Bedroom 2

13'5 x 9'7 plus wardrobes approx (4.09m x 2.92m plus wardrobes approx)

Double glazed window to the rear, a new boiler (fitted March 2023) is housed within a range of built-in wardrobes, further double wardrobe with mirror fronted sliding doors and a radiator.

### Bedroom 3

8'5 x 5'10 approx (2.57m x 1.78m approx)

Double glazed window to the front, radiator and laminate flooring.

### Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a Triton electric shower over and a protective curved screen, low flush w.c. and a pedestal wash hand basin with mixer taps, opaque double glazed window, X-pelair fan and a chrome heated ladder towel radiator.

### Outside

At the front of the property there is an off the road block paved car standing area for two vehicles and there is a gate and a fence to the right hand side which leads to a Presscrete style drive/path which takes you to the rear of the property.

At the rear of the property the South Westerly facing garden has Presscrete which extends across the rear of the house where there is a patio and to the metal storage shed which is located in the bottom right hand area of the garden. There is a lawn and fencing to the side boundaries and an outside water supply is provided.

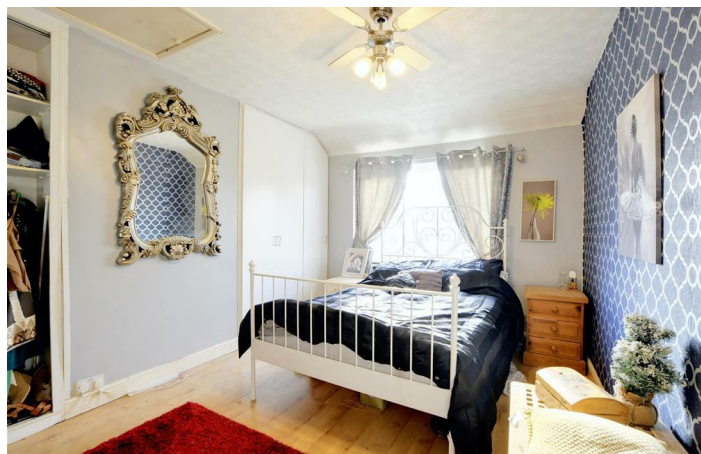
### Directions

Proceed out of Long Eaton along Main Street and at the traffic island turn left into Meadow Lane, continue over the railway bridge and turn right at the next island and the property can be found on the right as identified by our for sale board.

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### Council Tax

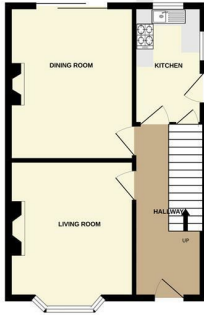
Erewash Borough Council Band A



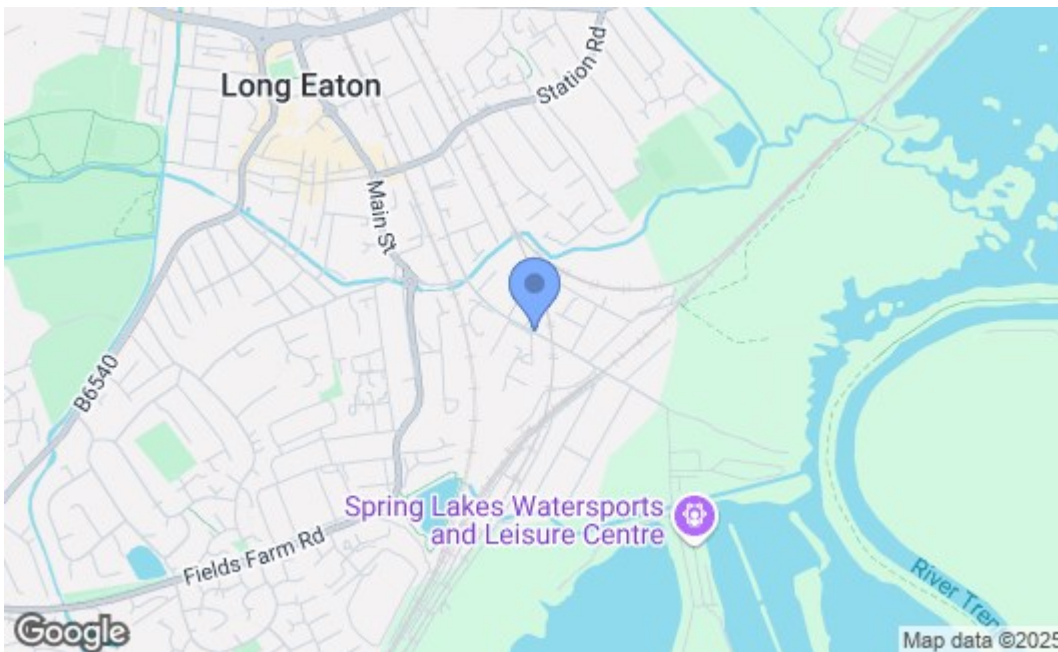


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan information, measurements are approximate and do not constitute an offer of a professional valuation. The information is provided for guidance only and should not be used as a basis for any financial or other decision. The information is provided for guidance only and should not be used as a basis for any financial or other decision. The information is provided for guidance only and should not be used as a basis for any financial or other decision.



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	84
<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.