

Laurel Crescent,
Long Eaton, Nottingham
NG10 3NN

£250,000 Freehold



A WELL PRESENTED, RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH AMPLE OFF STREET PARKING AND AN ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and modern refurbished semi detached home. The property boasts gas central heating and double glazing throughout with a new kitchen, bathroom and flooring being installed by the current vendors alongside extensive exterior improvements. An internal viewing is highly recommended to appreciate the property, location and refurbishment.

The property briefly comprises of an entrance hallway, lounge with a through dining room and kitchen with integrated appliances. To the first floor the landing leads to three spacious bedrooms and the three piece shower room. Outside to the front there is a small garden area with ample off street parking for several vehicles and/or motor home or caravan. To the rear there is an enclosed garden with lawn, block paved patio, flower beds and path and a wooden storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and within walking distance to West Park. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. Both Long Eaton train station and East Midlands Airport are just a short drive away.



Entrance Hallway

UPVC double glazed window to the side and composite front door, vinyl flooring, stairs to the first floor, radiator and ceiling light.

Lounge

12'2" x 13'1" approx (3.71m x 3.99m approx)

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

Dining Room

10'4" x 9'6" approx (3.15m x 2.90m approx)

UPVC double glazed French doors leading to the rear, carpeted flooring, radiator and ceiling light.

Kitchen

10'3" x 9'4" approx (3.12m x 2.84m approx)

UPVC double glazed window to the rear, door to the rear garden, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, induction hob with extractor over, integrated oven, space for a washing machine, integrated dishwasher, space for a fridge freezer and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1

11'4" x 12' approx (3.45m x 3.66m approx)

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

Bedroom 2

10'4" x 12' approx (3.15m x 3.66m approx)

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

Bedroom 3

7'8" x 9' approx (2.34m x 2.74m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, built-in storage cupboard and ceiling light.

Shower Room

5'5" x 7' approx (1.65m x 2.13m approx)

Obscure UPVC double glazed window to the rear, vinyl

flooring, double enclosed shower unit, top mounted sink, low flush w.c., radiator, heated towel rail and ceiling light.

Outside

To the front of the property there is a small garden area with ample off street parking for several vehicles including a motor home or caravan. To the rear there is an enclosed garden with a block paved path, lawn, flower beds, trees and shrubs and a large storage shed.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left hand side.

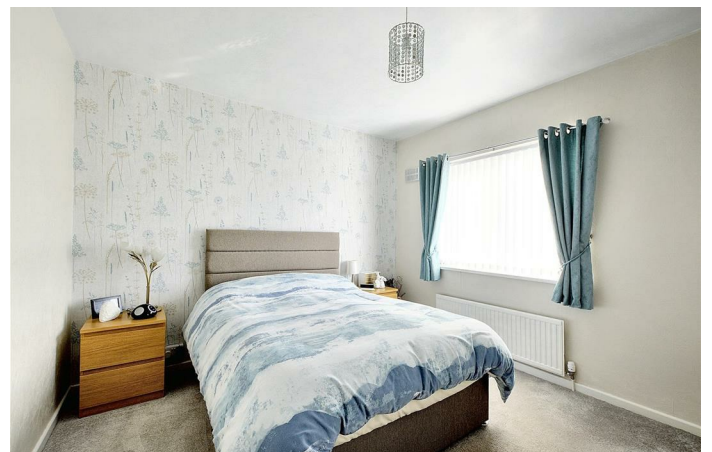
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Agents Note

The property has had new central heating since the EPC was carried out which could increase the rating of a new EPC.

Council Tax

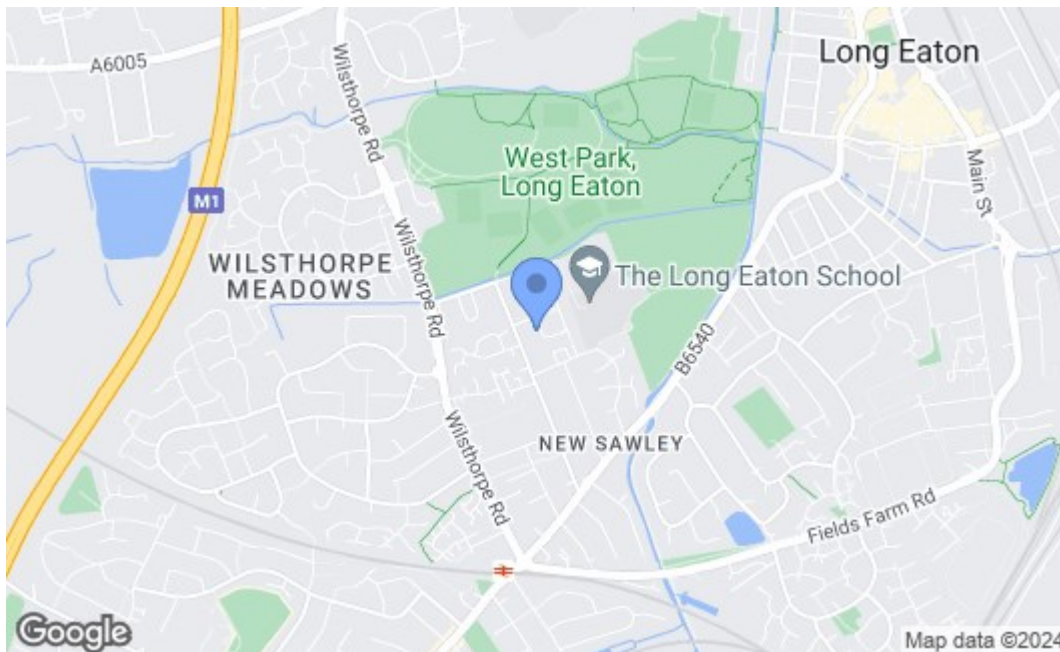
Erewash Borough Council Band B





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.