



Carlton Road,  
Long Eaton, Nottingham  
NG10 3LF

**Price Guide £320-330,000**

**Freehold**



A GABLE FRONTED AND EXTENDED DETACHED HOUSE PROVIDING SPACIOUS ACCOMMODATION AND FOUR/FIVE GOOD SIZE BEDROOMS WITH GARAGE AND DRIVEWAY

Presenting a spacious gable fronted family residence, this FOUR/FIVE bedroom detached house with gas central heating and double glazing through out, it offers an enviable lifestyle in a popular area of Long Eaton. This property boasts proximity to a wealth of local amenities, including shops, eateries, schools, and convenient commuting links as the Long Eaton train station is in easy walking distance, ensuring both comfort and convenience for its residents. Upon entering, you are welcomed by a bright and inviting porch, then going through into the hallway. The ground floor features a spacious reception room, with doors opening to the Dining room and leading into the separate kitchen. The conservatory has sliding doors off the dining room and has lovely views over the enclosed rear garden. There is also a separate room off the dining room which could be a snug/playroom/office which the current owner uses as a bedroom. A convenient under-stairs cupboard and a ground floor W/C complete the ground level, ensuring practicality and functionality for everyday living. To the first floor, the landing leads to a shower room, separate WC and four good size bedrooms. Outside, there is a block-paved driveway for at least three vehicles with a brick built garage to the right. The garden is a serene space with a patio area, lawn and shed. For the size and space of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

Long Eaton is a very popular area and has many local amenities and facilities which include the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also various pubs, restaurants and the well regarded Clifford Gym, 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 excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk from the property and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Porch

6 x 3'1 approx (1.83m x 0.94m approx)

The front porch has UPVC front door to the side and UPVC double glazed obscure windows to the front with tile flooring and lighting.

### Entrance Hallway

5'9 x 8'4 approx (1.75m x 2.54m approx)

The Entrance Hall has UPVC double glazed window to the front and obscure windows to the front, laminate flooring, ceiling light and radiator. This leads through to the lounge and stairs to the first floor.

### Lounge

14'5 x 14'3 approx (4.39m x 4.34m approx)

The bright and spacious front lounge has a UPVC double glazed inset window overlooking the front, laminate flooring, wall lights, radiator, gas fireplace with feature marble style surround and hearth and wooden mantle, TV point and understairs storage cupboard and french doors to the dining room.

### Dining Room

8'9 x 8'6 approx (2.67m x 2.59m approx)

Providing ample space for a good sized dining table and chairs with a side aspect double glazed window, wood laminate flooring, ceiling light and radiator, doors to the kitchen and the rear lobby and a sliding double glazed door to the conservatory.

### Kitchen

10'2 x 8'6 (3.10m x 2.59m)

The kitchen is fitted with a range of wooden wall and base units with complementing rolled edge laminate worktops, an inset one and a half stainless steel sink basin with a drainer and mixer tap, a range cooker oven with a gas hob, a splashback and an overhead extractor hood, and both space and plumbing for further appliances such as washing machine and fridge freezer. Rear aspect UPVC double glazed window and tiled flooring and splashbacks with ceiling light and radiator.

### Conservatory

10'3 x 10'5 approx (3.12m x 3.18m approx)

The conservatory has a rear aspect UPVC double glazed window, corrugated roof, tile flooring, radiator and ceiling light and fan with wall lights.

### Rear Lobby

This leads from the dining room to the downstairs WC and potential fifth bed/snug room.

### Ground Floor w.c.

4'4 x 2'9 approx (1.32m x 0.84m approx)

Comprising a low-level WC, a wash hand basin and tiled flooring, ceiling light and radiator with tiled splashbacks.

### Downstairs Fifth Bed/Office/Snug

13'10" x 7'11" approx (4.22m x 2.41m approx)

A double sized bedroom which can be used as an additional reception room or home office, with a front aspect double glazed window, wood flooring, ceiling light and radiator.

### First Floor Landing

5'9 x 10'3 approx (1.75m x 3.12m approx)

The landing comprises of a ceiling light and leads to the four bedrooms, WC and wet room and has a storage cupboard housing the boiler.

### Bedroom 1

12'2 x 11'3 approx (3.71m x 3.43m approx)

Spacious double sized bedroom with a front aspect UPVC double glazed

window, wood laminate flooring and built-in storage cupboard. with ceiling light and radiator.

### Bedroom 2

10'1 x 9'2 approx (3.07m x 2.79m approx)

Double sized bedroom with a rear aspect double glazed window, wood laminate flooring and a range of fitted wardrobes, overhead cupboards, bedside tables and shelves with ceiling light and radiator.

### Bedroom 3

11 x 8'5 approx (3.35m x 2.57m approx)

Double sized bedroom with a rear aspect UPVC double glazed window, wood laminate flooring with ceiling light and radiator.

### Bedroom 4

5'9 x 8'8 approx (1.75m x 2.64m approx)

Single sized bedroom which can be used as a home office or dressing room, with a front aspect UPVC double glazed window, wood laminate flooring, ceiling light and radiator.

### Showerroom

5'5 x 5'4 approx (1.65m x 1.63m approx)

Tiled suite comprising a wash hand basin, a gated shower with a curtain rail, two obscure rear aspect UPVC double glazed windows and non-slip vinyl flooring.

### Separate w.c.

5'9 x 2'4 approx (1.75m x 0.71m approx)

With an obscure rear aspect UPVC double glazed window and tiled flooring and splashbacks with ceiling light and radiator.

### Outside

The property stands on a good sized plot. To the front is a spacious block paved driveway providing ample off-road parking for multiple vehicles with plant beds and access to the attached single garage. To the rear is a spacious and enclosed lawned garden with a paved patio and well-stocked plant beds.

### Garage

16'10 x 12 approx (5.13m x 3.66m approx)

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over two mini islands and Carlton Road can be found as a turning on the right hand side.  
8039AMCO

### Council Tax

The property is Council Tax Band D.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 22mbps Ultrafast 1000mbps

Phone Signal – EE, Three

Sewage – Mains supply

Flood Risk – Low, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

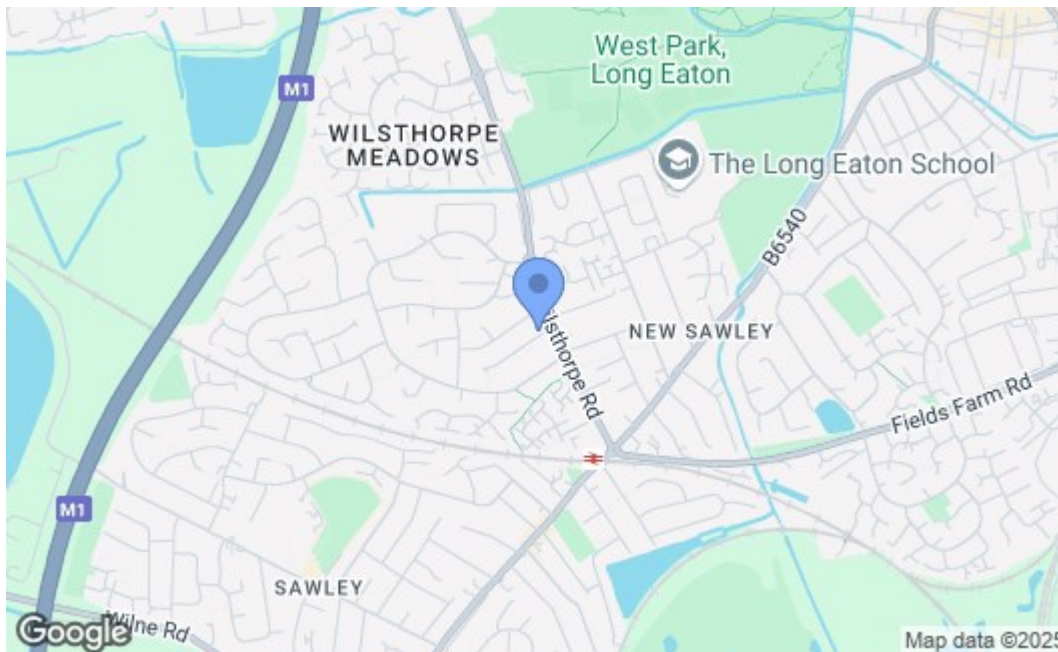


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



1ST FLOOR



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			
<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.