

Derby Road,
Long Eaton, Nottingham
NG10 4LL

£295,000 Freehold



THIS IS AN AMAZING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED PROPERTY, WHICH NEEDS TO HAVE THE BUILDING WORKS COMPLETED, BUT WHEN DONE WILL PROVIDE AN INCREDIBLE DETACHED HOME.

Being situated in a private cul-de-sac off Derby Road close to centre of Long Eaton, this substantial detached property offers the opportunity for the new owner to finish the building and stamp their own marks on their next home. The property provides very spacious accommodation arranged on two levels, and with the first floor being almost completed, does require re-plastering, the kitchen and utility room to be fitted on the ground floor, and the heating system and electrics works completing. For the size of the accommodation included we recommend that interested parties do take a full inspection so that they are able to see all living and bedroom space that is included and the building works that needs completing in this property for themselves. The property is well placed for easy access to the centre of Long Eaton, and therefore to all the amenities and facilities provided by the area, as well as excellent transport links all of which have helped to make this a very popular and convenient place to live.

The property is constructed with brick with render to the external elevations, all under a pitch tiled roof, and the spacious accommodation includes a large reception hall with a opening to the main lounge/sitting room, there is a separate dining room, large kitchen and utility room, with a ground floor WC off the hall. To the first floor the landing leads to the four double bedrooms, two of which have en-suite shower rooms and the main family bathroom, which includes a bath and separate shower. Outside there is a garden area at the front and side, which needs major landscaping works carrying out with the potential to have a car standing/garage or a carport at the right hand side of the property.

The property is literally only a few minutes walk away from Long Eaton Town Centre, where there is an Asda, Lidl, Tesco and Aldi stores, as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, health care and sport facilities which include the West Park Leisure Centre and joining playing fields and the excellent transport links include Junction 25 of the M11, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 another main road providing good access to Nottingham, Derby and other East Midlands towns and cities.



The main entrance door to the property is positioned at the side, and this is a UPVC door with inset double opaque glass panel with there being a double opaque glazed side panel.

Reception Hall

29'10" x 7'6" (9.09m x 2.29m)

Two double double glazed windows to the rear, stairs leading to the first floor, there is a position for where a ground floor WC would be created and there's a large opening to the lounge.

Lounge

30' x 16' (9.14m x 4.88m)

Two double glazed patio doors leading out to the front of the property, two full height windows to the side and an open fire place.

Dining Room

15' x 12' (4.57m x 3.66m)

Double glazed windows to the front and side.

Kitchen

15'4" x 13'10" (4.67m x 4.22m)

Having a window to the side.

Utility Room

15' x 6'5" (4.57m x 1.96m)

Half double opaque glazed door leading to a path at the rear, double glazed window to the side, and a wall mounted Baxi boiler and programmer.

First Floor Landing

Double glazed stain glass leaded window on the half landing.

Bedroom One

15' x 13' (4.57m x 3.96m)

Double glazed window to the side.

En-Suite Shower Room

9'6" x 6'5" (2.90m x 1.96m)

The en-suite to the main bedroom has a corner shower with a mains flow shower system, tiling to two walls, and curve glazed doors and protective screens, pedestal wash hand basin and mixer tap, and low flush WC, double opaque glazed window and a chrome ladder towel radiator.

Walk-In Wardrobe

6'2" x 5' (1.88m x 1.52m)

This large walk-in wardrobe/storage cupboard houses a 300 litre pressurised hot water tank.

Bedroom Two

17' x 13'3" (5.18m x 4.04m)

Double glazed window to the front with a feature stained glass double glass window to the side.

En-Suite

The En-suite has a walk-in shower with a mains flow shower system, including rain water and hand held shower, tiling to two walls, and a glazed pivot door, pedestal wash basin and mixer tap, and low flush WC, chrome ladder towel radiator, and double opaque glazed window.

Bedroom Three

12'10" plus recess x 12' (3.91m plus recess x 3.66m)

Double glazed window to the front, and a recess for a wardrobe or cupboard.

Bedroom Four

15' x 12'5" (4.57m x 3.78m)

Having double glazed windows to the front and side.

Bathroom

8'9" x 7'8" (2.67m x 2.34m)

The main bathroom includes a panelled bath with a mixer tap, corner shower with electric shower, tiling to two walls, and curved glazed doors and protective screens, pedestal wash hand basin and mixer tap, low flush WC, chrome ladder towel radiator and a double opaque glazed window.

Outside

The outside areas needs major landscaping works carrying out, with there being the opportunity to create off road parking/garage or a car port to the right of the property. The gardens at the moment are mainly concrete surfaced, which needs excavating and a garden creating, there is part fencing to the main boundary and path to the left, right and rear of the house.

Directions

Proceed out of Long Eaton along Derby Road and the private drive is on your left hand side next to the Kam Garage as identified by our for sale board.

7913MP

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

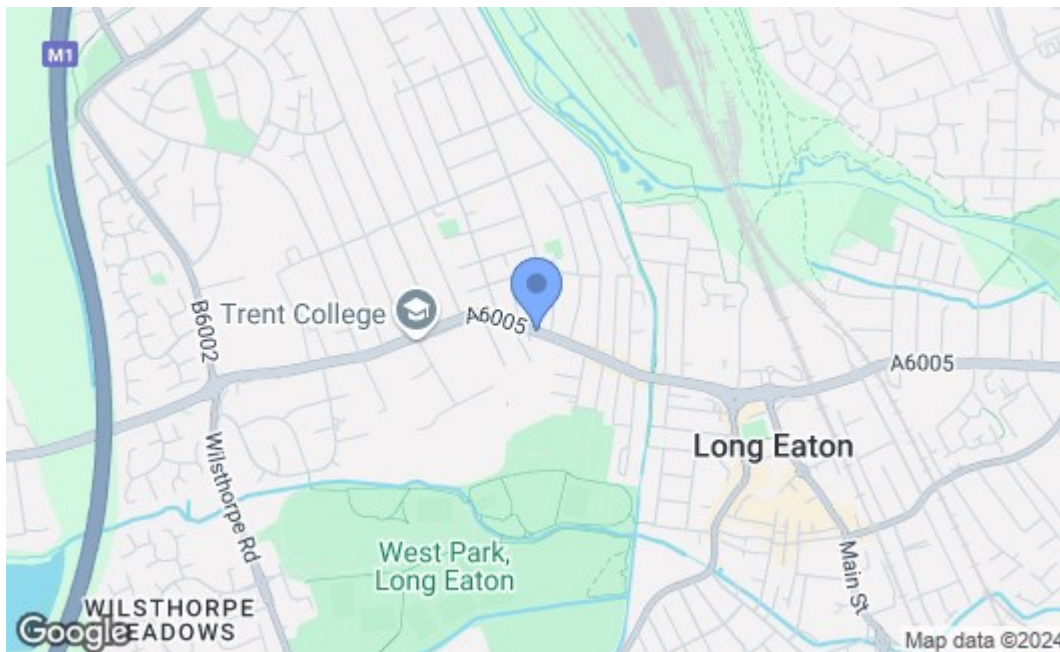
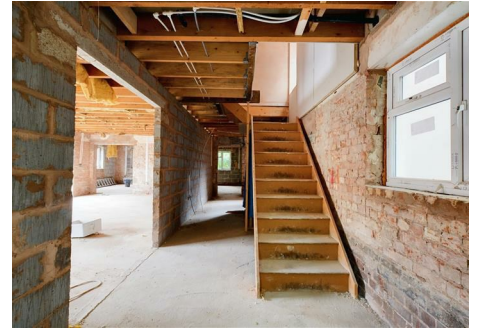
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
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.