



Grampian Way,  
Long Eaton, Nottingham  
NG10 4PG

**O/I/R £200,000 Freehold**



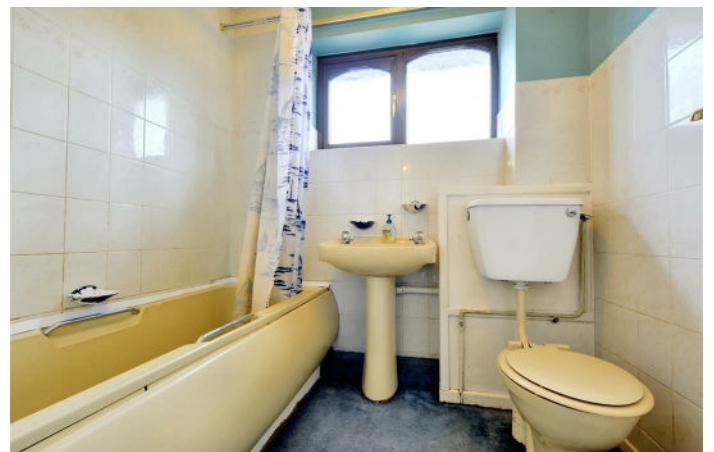


A THREE BEDROOM SEMI DETACHED HOUSE OFFERING EXTENDED ACCOMMODATION, FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market this extended semi detached situated in the popular location of Grampian Way. Set within a cul-de-sac, this extended three-bedroom semi-detached home offers a unique opportunity for the next owner to really stamp their own mark on their home. While it requires upgrading throughout, the property boasts ample off-road parking and a single garage, providing both convenience and potential. The spacious interior, enhanced by the extension which provides a dining room, is perfect for a growing family. With proximity to local amenities, schools, and transport links, this home presents an ideal canvas for buyers looking to create their dream residence in a sought-after location. The property is ideally located for access to Long Eaton town centre in addition to the M1 and A52 providing access to Derby and Nottingham. The property arrives to the market with the huge bonus of offering no onward chain.

This semi detached home is a perfect opportunity for anyone looking to place their own mark on a property. The properties accommodation briefly comprises of: a hallway leading to the lounge, kitchen and stairs to the first floor. The lounge is a fantastic size and boasts French doors leading to the rear garden in addition to internal double doors leading to the dining room. To the first floor, there are three bedrooms and a bathroom. There is a single garage to the front with a good amount of off road parking available and the rear garden is a private and more than adequate size with a lawn and patio.

The property is within easy reach of the town centre where there are Asda and Tesco superstores along with many other retail outlets as well as pubs with Eaton Grange pub and carvery being on the doorstep, there are excellent schools for all ages which are only a few minutes walk away, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

Double glazed door to the front, radiator, laminate flooring, stairs to the first floor, doors to:

### Kitchen

10'5 x 7'7 approx (3.18m x 2.31m approx)  
Double glazed window to the front, wall and base units with work surfaces over, inset sink and drainer, part tiled walls, wall mounted boiler, space for a washing machine, cooker and fridge freezer, radiator.

### Lounge

17'10 x 17' approx (5.44m x 5.18m approx)  
Double glazed French doors to the rear, laminate flooring, radiator, gas fire and door to:

### Dining Room

14'1 x 9'9 approx (4.29m x 2.97m approx)  
Double glazed window to the rear and a radiator.

### First Floor Landing

Loft access hatch, doors to:

### Bedroom 1

13'10 x 9'8 approx (4.22m x 2.95m approx)  
Double glazed window to the rear and a radiator.

### Bedroom 2

11'7 x 9'8 approx (3.53m x 2.95m approx)  
Double glazed window to the front and a radiator.

### Bedroom 3

8'8 x 7'5 approx (2.64m x 2.26m approx)  
Double glazed window to the rear and a radiator.

### Bathroom

7'4 x 6'8 approx (2.24m x 2.03m approx)  
Double glazed window to the front, low flush w.c., pedestal wash hand basin and panelled bath, part tiled walls and wall mounted shower.

### Outside

To the front of the property there is a block paved driveway leading to the front door and garage.

The rear garden has a patio area, garden laid mainly to lawn, bushes and shrubs to the borders, panelled fencing.

### Garage

Up and over door to the front, power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. Take the left hand turning into Cheviot Road following the road round where Grampian Way can be found just after the bend on the left with the property identified by our for sale board. 8106AMCO

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 79mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

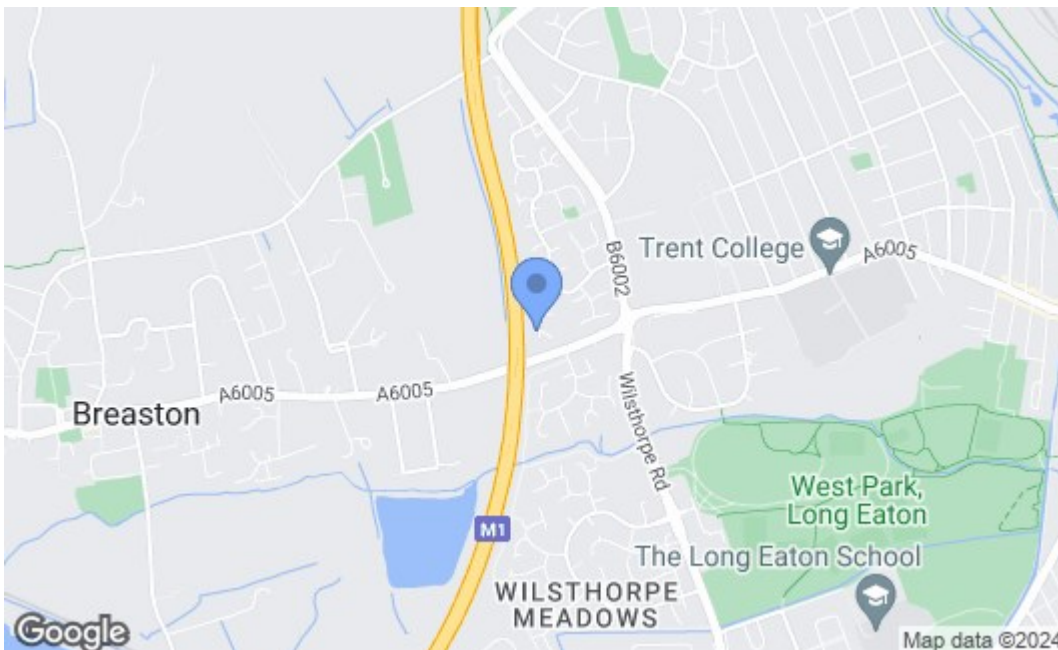
Other Material Issues – No







TOTAL FLOOR AREA: 1167 sq ft (108.4 sq m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only, and should be used as such by any prospective purchaser. The actual, complete and applicable floor plan shall prevail and be guaranteed, as to their correctness of efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 <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			
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.