



Bosworth Way,  
Long Eaton, Nottingham  
NG10 1PF

**Price Guide £379,950-389,950**

**Freehold**



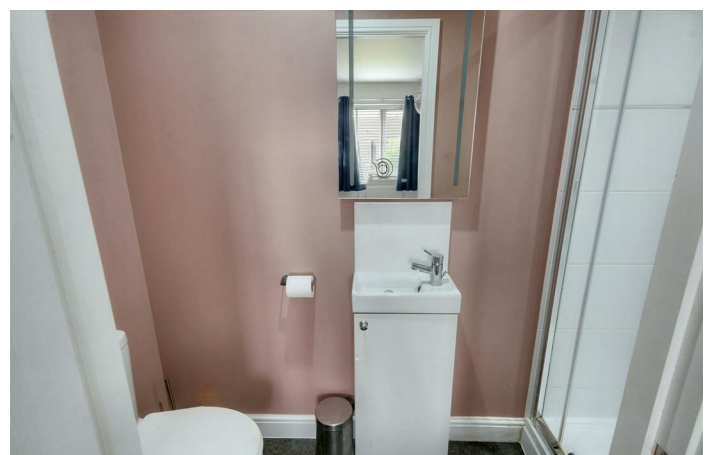


THIS IS A SPACIOUS FOUR BEDROOM DETACHED HOME SITUATED IN THIS MOST POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Bosworth Way, this recently constructed four bedroom detached property provides a lovely family home which is well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding area. The property benefits from having a large South facing garden at the rear and for all that is included in this lovely home to be appreciated, we recommend that interested parties take a full inspection so they can see the whole property for themselves.

The property was constructed by Stanton Estates who built most of the properties on the Fields Farm development and has an attractive facia brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of having gas central heating and double glazing and includes a spacious reception hall, with a ground floor w.c. off and Karndean flooring runs from the hallway to the lounge which is positioned at the front of the house and this has a feature media wall and to the living/dining kitchen which is at the rear and fitted with white gloss finished units and has several integrated appliances and double opening, double glazed French doors leading out to the South facing rear garden. To the first floor the landing leads to the four good size bedrooms with the main bedroom having an en-suite shower room/w.c. and there is a family bathroom that has a white suite with a shower over the bath. Outside there is an easily managed garden area at the front of the house, a drive runs down the right hand side and provides off road parking for at least two vehicles and there is a gate from the drive leading to the rear where there is an Indian Sandstone patio leading onto a lawned garden, which is all kept private by having fencing to the three boundaries. There is a shed at the bottom of the garden which will remain at the property when it is sold.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining plying fields, excellent schools for all ages within walking distance of the property, there are walks in the nearby open countryside and at Trent Lock which is only a few minutes walk away from the house and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Reception Hall

Stylish composite front door with inset opaque glazed panels, stairs with balustrade leading to the first floor, radiator and Karndean style flooring which extends across all the ground floor living accommodation.

## Ground Floor w.c.

Having a white low flush w.c. and a wall mounted hand basin with a mixer tap, tiled splashback and a mirror to the wall above, extractor fan, radiator and Karndean style flooring.

## Lounge/Sitting Room

18' x 11'10 to 11' approx (5.49m x 3.61m to 3.35m approx)

Two double glazed windows with fitted blinds to the front, feature media wall with a recess for a wide screen TV and an electric log/flame effect fire, radiator, understairs storage cupboard and Karndean style flooring.

## Dining Kitchen

18' x 13' to 10' approx (5.49m x 3.96m to 3.05m approx)

The kitchen area within this large room has white gloss finished units with brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and an induction hob set in a work surface which extends to three sides and has an integrated dishwasher and washing machine, cupboards, drawers including wide pan drawers below, oven and combination oven with a drawer below and cupboard above, upright shelved storage cupboard, integrated fridge/freezer, matching eye level wall cupboards and the boiler is housed in a wall cupboard, double glazed window with a fitted blind to the rear, Karndean style flooring which extends across the whole of this room, recessed lighting to the ceiling in the kitchen area, double opening French doors with fitted blinds leading out from the dining area and a radiator.

## First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window to the side, hatch to loft, panelled doors leading to the rooms off the landing and a built-in shelved storage cupboard.

## Bedroom 1

11' x 10' approx (3.35m x 3.05m approx)

Double glazed window with blind to the rear, radiator and a TV point.

## En-Suite Shower Room

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, hand basin with a mixer tap and cupboard under having a tiled splashback and a mirror with a light to the wall above, low flush w.c., radiator, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window with a blind to the front and a radiator.

## Bedroom 3

13' x 6'10 approx (3.96m x 2.08m approx)

Double glazed window with a blind to the rear, radiator, range of units extending along one wall providing hanging space, shelving and drawers.

## Bedroom 4

8' x 7' approx (2.44m x 2.13m approx)

Double glazed window with blind to the front and a radiator.

## Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap/shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c., opaque double glazed window, tiling to the walls by the sink and w.c. areas, radiator, recessed lighting to the ceiling, extractor fan and a mirror with lighting to one wall.

## Outside

At the front of the property there is a drive extending down the right hand side of the property which provides off the road parking for two vehicles and there is a gate with fencing that provides access to the rear of the house. There is a pebbled area with established planting at the front of the house which helps to provide screening and privacy from the road.

At the rear there is a large South facing garden with an Indian sandstone patio extending across the rear of the house which leads onto a lawned garden that is kept private by having fencing to the three boundaries, there is a shed in the bottom left hand corner and there is an outside tap and external lighting provided.

## Directions

Proceed out of Long Eaton along Main Street and at the Tappers Harker traffic island continue straight over onto Fields Farm Road. Take the second turning on the left into Bosworth Way where the property can be found on the left.

8174AMMP

## Council Tax

Erewash Borough Council Band D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 5mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

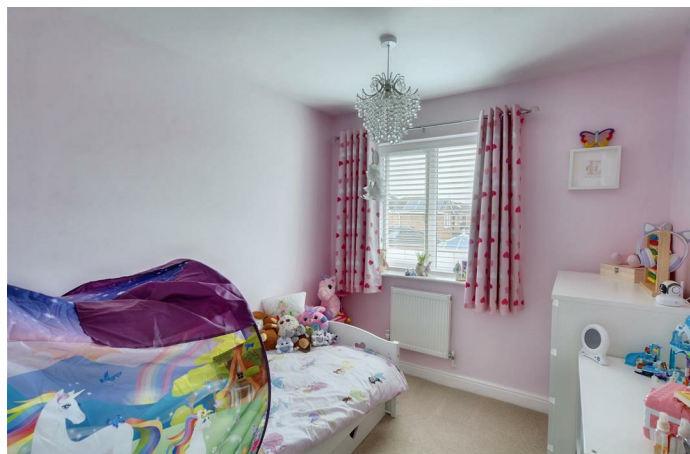
Flood Risk – No, surface water low

Flood Defenses – No

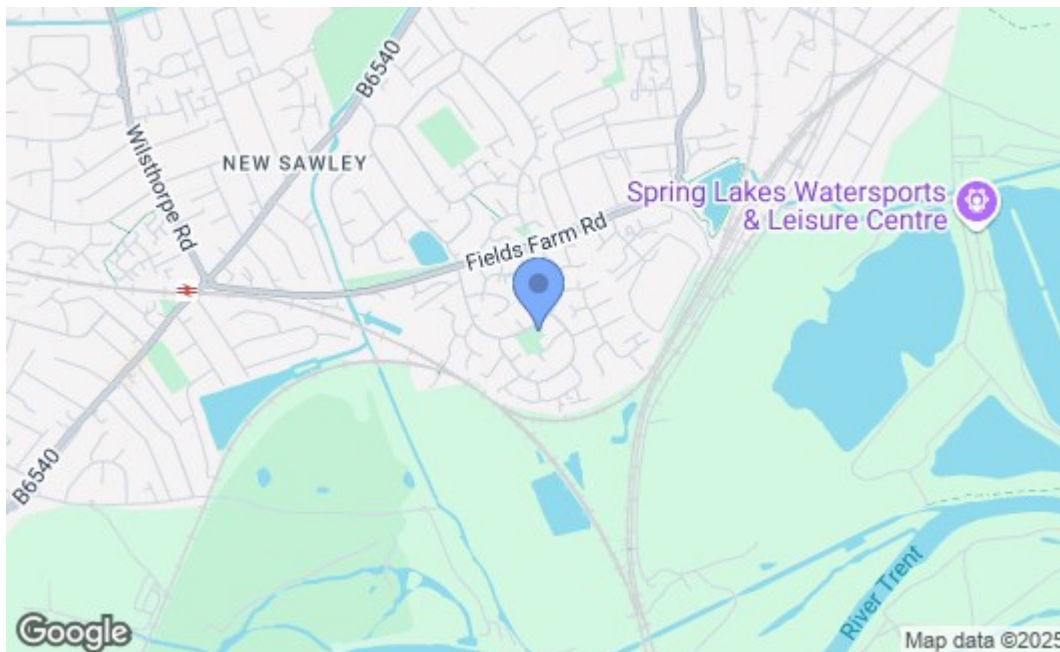
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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.