

Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**Price Guide £275,000-279,950**

**Freehold**



A MODERN, WELL PRESENTED AND SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARDEN AND GARAGE, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED CLOSE TO LONG EATON TOWN CENTRE.

Robert Ellis are pleased to be instructed to market for sale, this excellent example of a three bedroom semi-detached family home. The property is constructed of brick and benefits from double glazing and gas central heating throughout with a boiler that was only fitted 4 years ago whilst the property was originally constructed around 12 years ago. The property boasts ample off street parking and a brick built garage with a garden to the rear and would be ideal for first time buyers, families or people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and space on offer.

In brief, the property comprises an entrance hallway, bright and airy lounge, downstairs WC and a large kitchen/diner to the rear that is perfect for entertaining guests with French doors overlooking and leading to the rear garden. The kitchen features a breakfast bar area with integrated NEFF cooking appliances and space for white goods. To the first floor, the landing leads to you three generous bedrooms and the four piece family bathroom suite which has a jack and jill door from the landing and the master bedroom. To the exterior, there is ample off street parking in front of the brick built garage which is supplied with power, lighting, a personal door to the side and an up and over manual door to the front. There is a wooden gate leading into the garden from the side and also access from the French doors in the kitchen/diner. The garden features a patio area, turf and mature flowers and trees that the current vendors have planted.

This property is located close to the town centre of Long Eaton where a variety of schools, shops, parks, supermarkets and healthcare facilities can be found. 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, perfect if you are looking to commute. East Midlands Airport and Long Eaton train station are also just a short drive away.



### Entrance Hall

Wooden front door, laminate flooring, radiator, ceiling light.

### Ground Floor w.c.

2'9 x 6'7 approx (0.84m x 2.01m approx)

Tiled flooring, low flush w.c., wall mounted sink, radiator, wall mounted boiler, ceiling light.

### Lounge

11'9 x 14'8 approx (3.58m x 4.47m approx)

UPVC double glazed window overlooking the front, radiator, laminate flooring, ceiling light.

### Kitchen/Diner

11'0 x 15'2 x 19'9 approx (3.35m x 4.62m x 6.02m approx)

UPVC double glazed windows overlooking the rear, UPVC double glazed French doors overlooking and leading to the rear, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, space for fridge/freezer, space for washing machine, space for dishwasher, integrated electric Neff oven, Neff gas hob and Neff overhead extractor fan with integrated Neff microwave, breakfast bar, built in storage cupboard, ceiling light.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, radiator, loft access, airing cupboard, ceiling light.

### Master Bedroom

9'0 x 15'3 approx (2.74m x 4.65m approx)

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

### Bedroom 2

7'9 x 10'4 approx (2.36m x 3.15m approx)

UPVC double glazed window overlooking the front, fitted wardrobes, radiator, carpeted flooring, ceiling light.

### Bedroom 3

7'0 x 6'7 approx (2.13m x 2.01m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

### Family Bathroom

9'3 x 8'2 approx (2.82m x 2.49m approx)

Tiled flooring, low flush w.c., bath with mixer tap, double enclosed shower unit, pedestal sink, ceiling light.

### Outside

To the front of the property there is a small low maintenance garden setting the property back from the pavement with ample off street parking via a driveway in front of the brick built garage that benefits power and lighting, a personal door direct into the rear garden and an up and over manual door to the front. There is a wooden gate to the side with access into the rear garden which can also be access from the French doors in the kitchen/diner. The rear garden is enclosed and has a patio area with lawn and mature flowers and trees that the current vendors have planted.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right onto Circuit Drive. Follow the road around where the property can be found on the right as identified by our for sale board

8168RS

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 16mpbs Superfast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

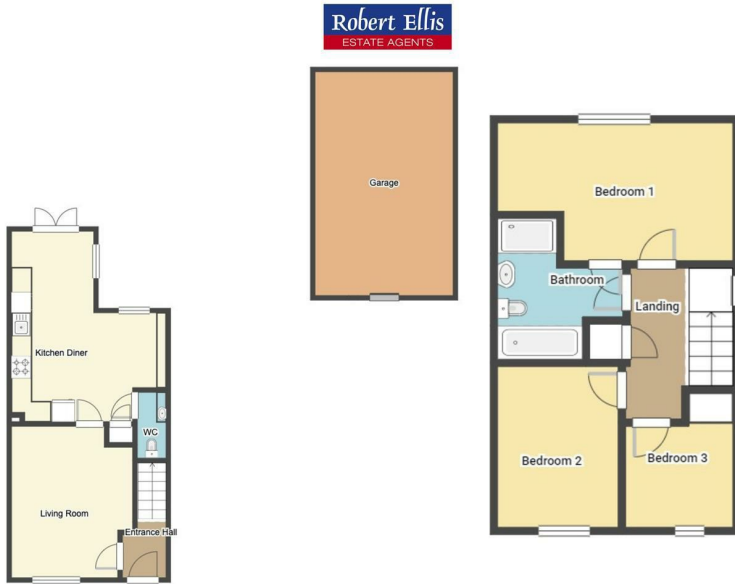
Flood Defenses – No

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			90
(81-91) B		78	
(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.