



**Highfield Street  
Long Eaton, Nottingham NG10 4GY**

**£249,950 Freehold**

A RECENTLY RENOVATED, WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, WITHIN WALKING DISTANCE TO THE TOWN CENTRE AND PERFECT FOR VARIOUS BUYERS.



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Robert Ellis are pleased to be instructed to market this fantastic example of a three bedroom semi-detached house that has been newly renovated by the current owner to a high standard, as people will see when they take a full property inspection. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with a new open plan kitchen/diner, recently fitted bathroom, new plastering, flooring and much more. throughout. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises a large and bright entrance hallway with an under stairs storage cupboard, there is a lounge to the front with an open plan kitchen/diner to the rear with a brand new fitted kitchen and island with integrated cooking appliances and French doors leading to the garden. To the first floor, the landing leads to three very generous bedrooms with a modern three piece family bathroom suite and an additional separate toilet which is perfect if you have guests to stay. To the exterior, the property boasts off street parking for two vehicles with a low maintenance rear garden complete with patio and slate boarders.

Located in the popular residential town of Long Eaton and within walking distance to the town centre where there are various schools, parks, supermarkets and healthcare facilities. 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 with local train stations and East Midlands Airport being just a short drive away.



#### Entrance Hall

6'6 x 14'6 (1.98m x 4.42m)

Composite front door, laminate flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

#### Lounge

15'1 x 7'4 (4.60m x 2.24m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Kitchen/Diner

17'5 x 17'5 (5.31m x 5.31m)

uPVC double glazed window overlooking the rear with French doors overlooking and leading to the rear garden, laminate flooring, newly fitted kitchen with an island and integrated cooking appliances, space for a washing machine and space for fridge/freezer, painted plaster ceiling, ceiling light.

#### Landing

uPVC double glazed patterned window overlooking the side, carpeted flooring, painted plaster ceiling, ceiling light.

#### Bedroom One

10'3 x 14'9 (3.12m x 4.50m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Two

12'4 x 10'3 (3.76m x 3.12m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Three

6'5 x 8'1 (1.96m x 2.46m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

#### Family Bathroom

6'4 x 6'4 (1.93m x 1.93m)

uPVC double glazed patterned window overlooking the

front, vinyl flooring, WC, top mounted sink, 'p' shaped bath with mixer tap and electric shower over the bath, painted plaster ceiling, ceiling light.

#### Additional separate WC

3'4 x 2'1 (1.02m x 0.64m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, painted plaster ceiling, ceiling light, loft access.

#### Outside

To the front of the property there is ample off street parking for two vehicles via a driveway. To the rear, a low maintenance and enclosed garden with a patio and slate borders.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 15 mbps

Superfast 70 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

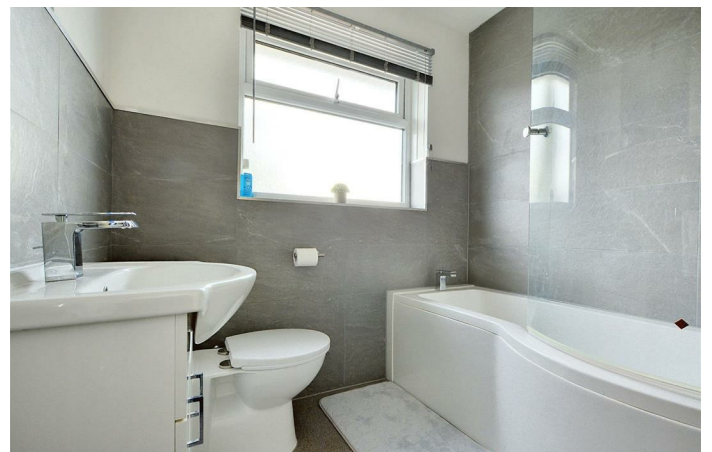
Any Legal Restrictions – No

Other Material Issues – No

#### Council Tax

Council Tax band B

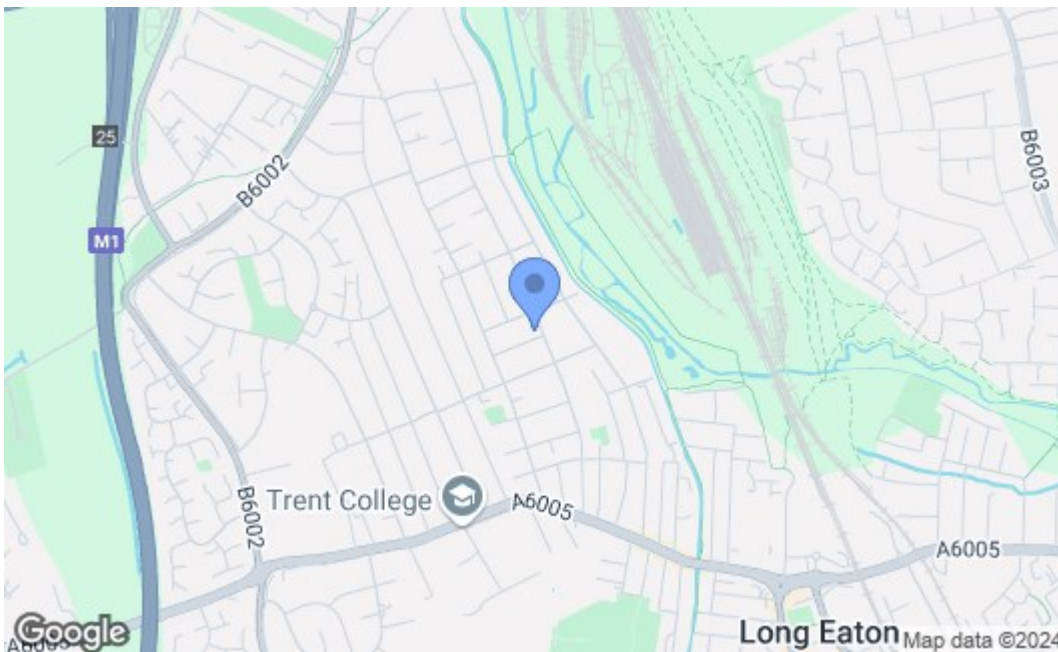
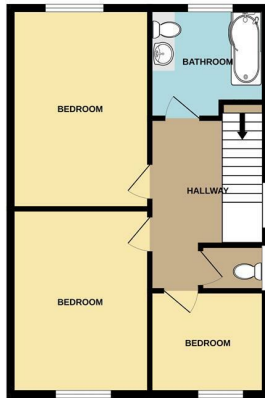
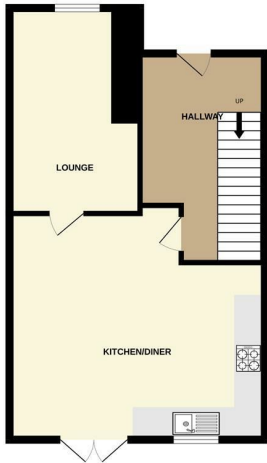
Local Authority Erewash



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.