

Laurel Crescent,  
Long Eaton, Nottingham  
NG10 3NL

**Price Guide £210-220,000**

**Freehold**



AN IMMACULATE AND CONTEMPORARY TWO BEDROOM SEMI DETACHED PROPERTY, IDEAL FOR A BUY TO LET LANDLORD OR FIRST TIME BUYER WITH DRIVEWAY AND GARDEN

Robert Ellis are extremely pleased to bring to the market this immaculate recently constructed two double bedroom semi detached property with a lock paved driveway and enclosed garden, sitting on a good size corner plot. An internal viewing comes highly recommended. Positioned on the outskirts of Long Eaton within a sought after crescent, this modern property derives the benefit of gas central heating and double glazing.

The property offers well proportioned accommodation over two floors and is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises entrance hallway, dining kitchen, living room, cloaks/w.c., under-stairs storage and to the first floor there are two double bedrooms and bathroom. As previously mentioned the property has off the road parking and enclosed garden to the side.

The property is within easy reach of the Tesco and Asda superstores and numerous other retail outlets found in long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walk away and the A52 and other main roads which provide good access to Nottingham and Derby.



### Living Room

19'5 x 11'2 approx (5.92m x 3.40m approx)

UPVC double glazed window to the front with modern double glazed composite door to the front, wall mounted radiator, electrical consumer unit, stairs to the first floor, TV point and panelled doors to:

### Cloak/w.c.

Low flush W.c., vanity wash hand basin with storage cupboard below, chrome heated towel rail, recessed spotlight to the ceiling and extractor fan.

### Understairs Storage

With light and power.

### Dining Kitchen

11'2 x 10'1 approx (3.40m x 3.07m approx)

UPVC double glazed window to the rear with UPVC double glazed door to the garden at the rear, wall mounted radiator, range of matching wall and base units incorporating laminate work surface above, modern stainless steel with mixer tap over, gas central heating combination boiler housed within matching cupboard, ceramic hob with stainless steel extractor over and built-in oven below, tiled splashbacks, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, recessed spotlights to the ceiling, luxury vinyl tiled flooring, ample space for dining table.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point, wall mounted radiator and panelled doors to:

### Bedroom 1

11'2 x 10'1 approx (3.40m x 3.07m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in storage cupboard over stairs providing additional storage space with double glazed window to the side.

### Bedroom 2

11'5 x 9'10 approx (3.48m x 3.00m approx)

UPVC double glazed window to the front, wall mounted radiator and ceiling light point.

### Bathroom

7'5 x 6'4 approx (2.26m x 1.93m approx)

A modern white three piece suite comprising 'P' shaped panelled bath with mains fed shower over, low flush w.c., semi recessed vanity wash hand basin with storage below, recessed spotlights to the ceiling, tiled splashbacks, UPVC double glazed window to the side, extractor fan and chrome heated towel rail.

### Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing, secure gated access to the enclosed garden at the rear. To the rear there is an enclosed garden being laid mainly to lawn with fencing to the boundaries, paved patio area and secure gated access.

### Council Tax

Erewash Council Tax Band B

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge turn right into Hawthorne Avenue and after some distance turn right into Laurel Crescent, continue along bearing left following the crescent found where the property can be found on the right as identified by our 'for sale' board.

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### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

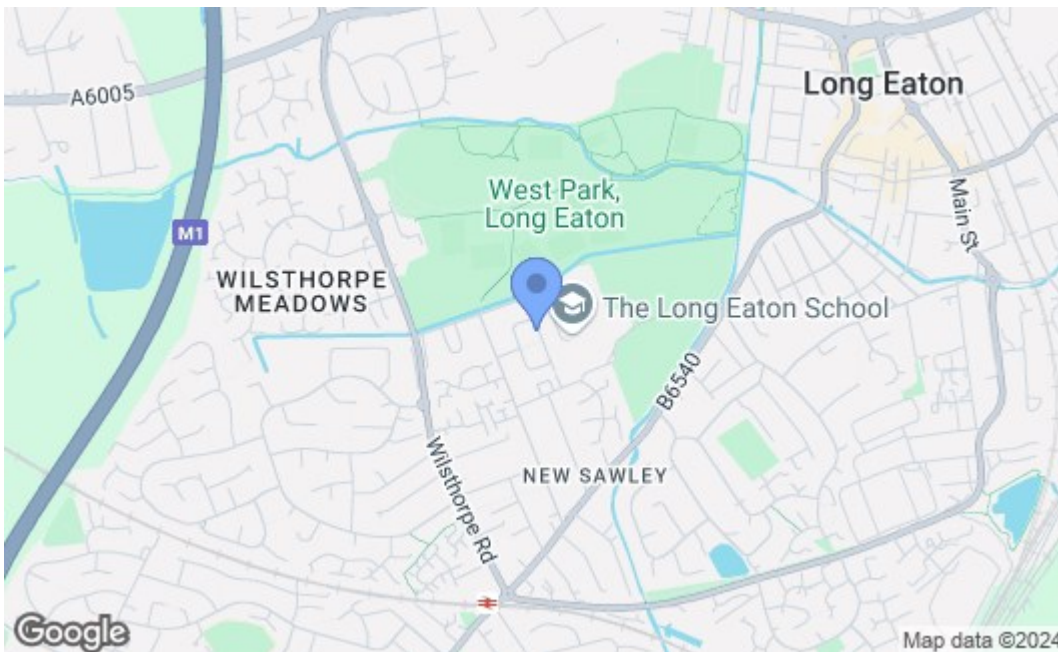
Any Legal Restrictions: No

Other Material Issues: No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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.