



Hoselett Field Road,  
Long Eaton, Nottingham  
NG10 1PU

**Price Guide £250-255,000**

**Freehold**





A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, PERFECT FOR A WIDE RANGE OF BUYERS WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are pleased to be instructed to market this lovely example of a three bedroom semi-detached home that would be perfect for first time buyers, families and people who are looking to downsize alike. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. The property has ample off street parking to the front with an enclosed garden to the rear and is situated within a sought after location of Long Eaton with close amenities and transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with storage cupboard and a wall mounted burglar alarm system, a kitchen with integrated cooking appliances and space for white goods, a spacious dining room with French doors overlooking and leading to the enclosed garden and a bright and airy lounge. To the first floor the landing leads to three generous sized bedrooms with a three piece family shower room. To the front, the corner sits on a larger than average corner plot with a turfed front garden and ample off street parking via a driveway with gated side access into the garden. To the rear, there is an enclosed garden with turf, patio area, mature flower beds and wooden shed.

Located in the popular residential town of Long Eaton, the property benefits fantastic local amenities with nearby schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can also be found. There are brilliant transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station within walking distance. East Midlands Airport is also just a short drive away for those who like to holiday abroad.





### Entrance Hall

Double glazed front door, storage cupboard, carpeted flooring and ceiling light.

### Kitchen

9'9 x 7'7 approx (2.97m x 2.31m approx)

Double glazed window overlooking the side and door leading to the rear garden, tiled flooring, wall and base units with work surfaces over, space for washing machine, 1½ bowl sink and drainer, integrated double oven, gas hob, overhead extractor fan, space for fridge/freezer, space for dishwasher and ceiling light.

### Dining Room

9'3 x 7'9 approx (2.82m x 2.36m approx)

Double glazed French doors overlooking and leading to the rear garden, carpeted flooring, radiator and ceiling light.

### Lounge

13'0 x 16' approx (3.96m x 4.88m approx)

Double glazed windows overlooking the front, carpeted flooring, radiator, gas fire and ceiling light.

### First Floor Landing

Double glazed window overlooking the side, carpeted flooring, storage cupboard housing the central heating boiler, loft access and ceiling light.

### Bedroom 1

9'9 x 11' approx (2.97m x 3.35m approx)

Double glazed window overlooking the front, carpeted flooring, radiator and ceiling light.

### Bedroom 2

9'2 x 11' approx (2.79m x 3.35m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 3

9'5 x 7'7 approx (2.87m x 2.31m approx)

Double glazed window overlooking the rear, carpeted flooring, radiator and ceiling light.

### Shower Room

6'1 x 5'8 approx (1.85m x 1.73m approx)

Double glazed patterned window overlooking the front,

tiled flooring and tiled walls, low flush w.c., pedestal sink, single enclosed shower unit and ceiling light.

### Outside

To the front of the property there is ample off street parking via a driveway and a lawned garden with access into the rear through a metal gate. To the rear there is an enclosed lawned garden with patio area, mature flower beds and two wooden sheds.

### Directions

Proceed out of Long Eaton along Waverley Street and continue over the island at the Tappers Harker pub into Fields Farm Road. Take the first Bosworth Way turning on the left and second left into Hoselett Field Road. The property may be located just prior to Wittering Close, clearly identified by our for sale board.

8202RS

### 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 9mbps Superfast 75mbps

Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

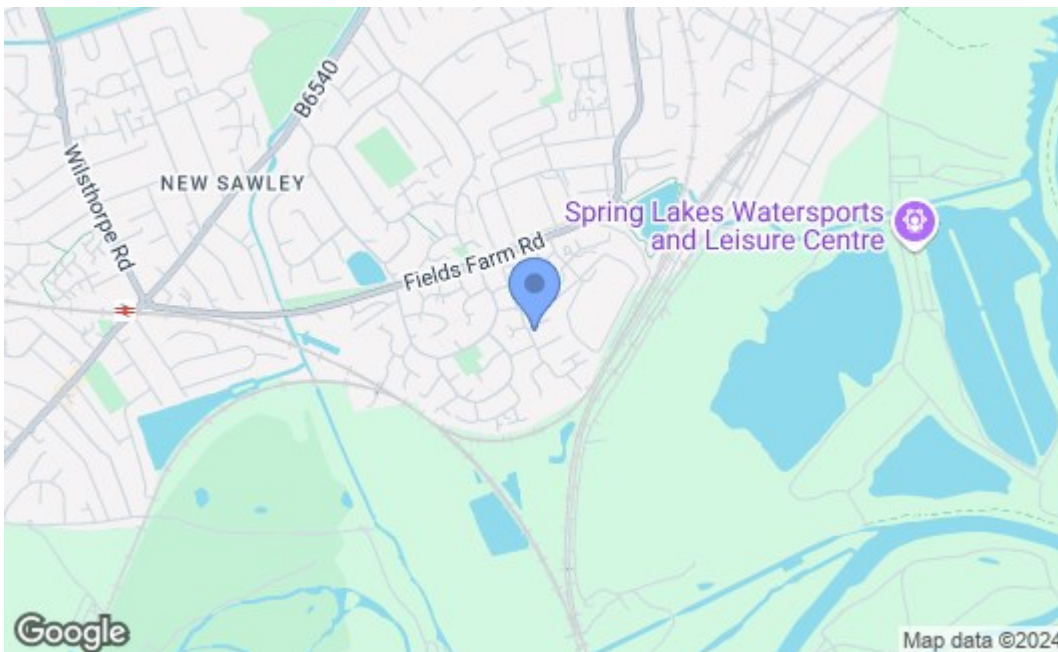
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(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.