Robert Ellis

look no further...

Grasmere Road,
Long Eaton, Nottingham
NG10 4DZ

Price Guide £270-275,000

Freehold

THIS IS A TRADITIONAL MODERNISED SEMI DETACHED PROPERTY WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Being situated on the edge of Long Eaton, this traditional three bedroom semi detached property offers a lovely home that will provide a new owner with a renovated home. The property has block paved car standing at the front and a sunny rear garden and for all that is included in terms of the accommodation and size of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property stands back from Grasmere Road and is constructed of brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a reception hall with the front door being a composite door. This leads to the lounge/sitting room which is positioned at the front of the house with a bay window. The open plan kitchen diner is off the hallway with newly fitted grey shaker style units with a back door accessing the garden. The property comes with many of the white goods. To the first floor the landing leads to the three bedrooms with in-built wardrobes and newer bathroom which has a white suite with a shower over the bath. Outside there is the block paved car standing at the front with a gate and a wall to the front boundary and to the rear there is a patio leading onto a lawned garden which has beds to the sides and is kept private by having fencing to the boundaries.

The property is within easy reach of the Asda, Tesco and Aldi superstores and many other retail outlets found in Long Eaton town centre with there being a co-op convenience store within a few minutes walk, there are healthcare ad sports facilities including the West Park Leisure Centre and adjoining playing fields which are within walking distance of the property, excellent schools for all ages which are again literally only a few minutes away and the transport links include J25 of the M1, East Midlands Airport stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
10'1 x 5'9 approx (3.07m x 1.75m approx)
Composite door to the front, UPVC double glazed window to the side, ceiling light, laminate floor leading through to kitchen diner. Panelling up the staircase.

Living Room
12'9" x 10'5" approx (3.89m x 3.18m approx)
UPVC double glazed bay window, carpeted flooring, ceiling light, radiator.

Kitchen Diner
9'10" x 19'0" approx (3.00m x 5.79m approx)
UPVC door leading to rear garden, two UPVC double glazed windows overlooking the rear, laminate flooring, recessed ceiling spotlights with lights over-hanging the dining area, tall modern radiator, kitchen wall and base units with space for washing machine and cooker. Built in fridge and freezer.

First Floor Landing
5'6" x 7'6" approx (1.68m x 2.29m approx)
UPVC double glazed window to the side, carpeted flooring, ceiling light, radiator, loft hatch and storage cupboards.

Bedroom 1
10'2" x 11'1" approx (3.10m x 3.38m approx)
UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, in built storage cupboards.

Bedroom 2
10'2" x 10'2" apprix (3.10m x 3.10m apprix)
UPVC double glazed window overlooking rear, carpeted flooring, ceiling light, in build newly fitted wardrobes, radiator.

Bedroom 3
8'2" x 6'6" approx (2.49m x 1.98m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling spotlights, in-built over stairs storage cupboard.

Bathroom
9'2" x 9'6" approx (2.79m x 2.90m approx)
Two UVPC double glazed frosted window to the rear, laminate flooring, L shape newly fitted bath with overhead shower. Feature tiled wall, w.c., sink with grey storage cupboard.

Outside
Block paved car standing to the front for two cars, brick boundary wall to front. Fenced to side and back. Black paved patio with area of lawn with side raised flower beds. Side gated enclosed access.

Directions
Proceed out of Long Eaton along Derby Road and turn right into College Street. At the roundabout with Longmoor Lane turn left where Grasmere Road can be found as a turning on the left and the property found on the left as identified by our for sale board.
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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, Virgin
Broadband Speed - Standard 22mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
All the lights, curtains, wardrobes and white goods (excluding the washing machine) are included.

41 GRASMERE ROAD, LONG EATON

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, emission 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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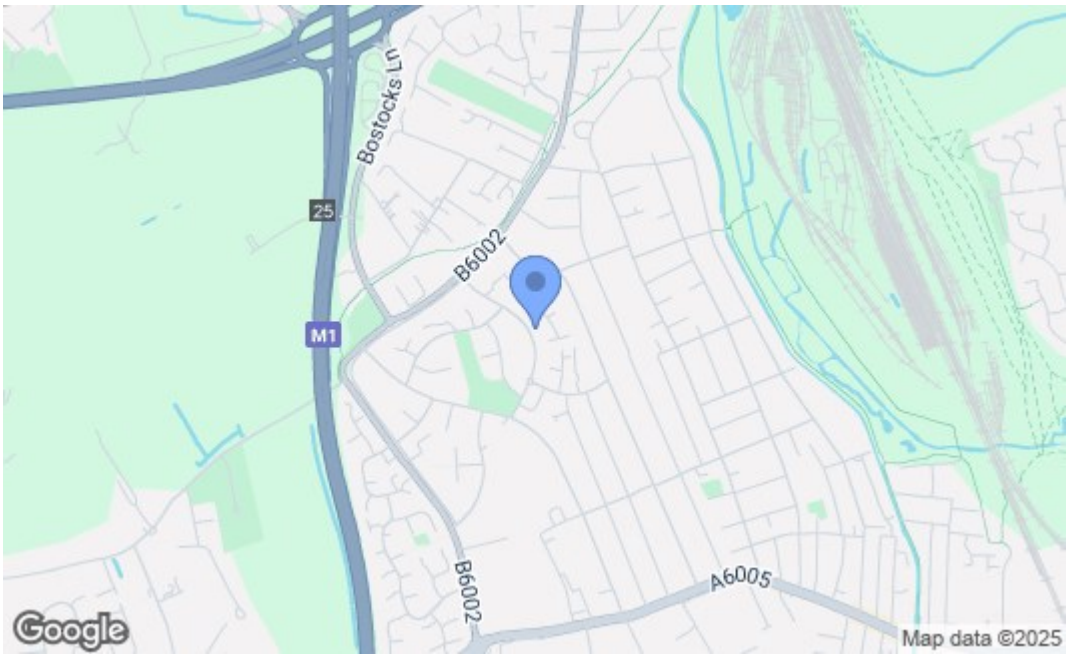

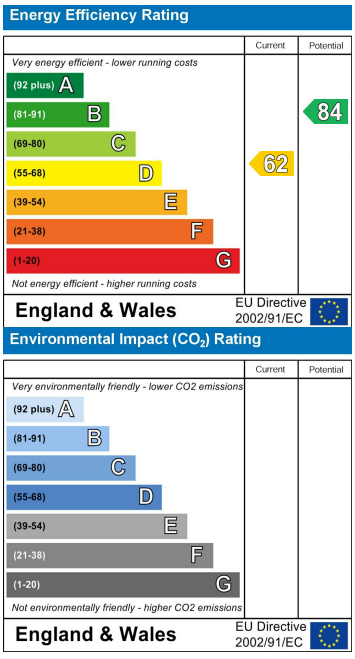

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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