

Hawthorne Avenue,  
Long Eaton, Nottingham  
NG10 3NG

**Price Guide £250-260,000**

**Freehold**





A THREE BEDROOM, THREE STOREY PROPERTY FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to offer to the market this spacious three bedroom, three storey home situated in the sought after area of Long Eaton. Set just off Tamworth Road and offering over 800 sq. ft. of well-presented accommodation, this property is ideal for a whole range of buyers. The home is conveniently positioned close to local shops, amenities and excellent transport links, including nearby bus routes and the train station. A viewing is highly recommended to fully appreciate all this property has to offer.

With the benefit of gas central heating and double glazing, the accommodation is set over three floors and comprises of an entrance hall, ground floor w.c., kitchen, lounge/diner with patio doors opening to the rear garden. To the first floor there are two bedrooms and a family bathroom. The top floor, is where the master bedroom sits and presents as a fantastic size bedroom and also offers an en-suite shower room. Externally, there is a front and rear garden and a garage with off road parking found to the rear of the property.

The property is within walking distance of all the local amenities offered by Long Eaton and the surrounding area including the Asda, Tesco, Lid and Aldi stores and numerous other retail outlets found along the high street, there are excellent schools for all ages, health care and sports facilities and transport links including J25 of the M1, Long Eaton station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



### Hallway

With double glazed door to the front, tiled flooring, stairs to first floor, door to:

### Ground Floor w.c.

Low level w.c., pedestal wash hand basin, tiled splashbacks, radiator.

### Kitchen

9'8 x 5'10 approx (2.74m'2.44m x 1.52m'3.05m approx)  
With double glazed window to the front, matching wall and base units, integrated double electric oven, two ring gas hob, overhead extractor fan, integrated dishwasher, fridge freezer and sink and drainer.

### Lounge/Diner

12'6 x 13'3 approx (3.66m'1.83m x 3.96m'0.91m approx)  
With double glazed patio doors to the rear garden, wooden flooring, television point, built in storage cupboard with plumbing for washing machine.

### First Floor Landing

With stairs leading to the second floor and doors leading to:

### Bedroom 2

12'6 x 7'10 approx (3.66m'1.83m x 2.13m'3.05m approx)  
With double glazed window to the front and radiator.

### Bedroom 3

5'10 x 8'11 approx (1.52m'3.05m x 2.44m'3.35m approx)  
With double glazed window to the rear and radiator.

### Bathroom

With low level w.c., pedestal wash hand basin, panel bath with shower off mixer taps, part tiled walls, vinyl flooring and extractor fan.

### Second Floor Landing

### Bedroom 1

13'6 x 12'6 approx (4.11m x 3.81m approx)  
With double glazed window to the front, radiator, loft access, storage within the eaves and door to:

### En Suite

With velux window, single shower cubicle with shower, part tiled walls, low level WC, pedestal wash hand basin, radiator, and extractor.

### Outside

To the front of the property there is a lawned front garden with a pathway leading to the front door. The rear garden has a tiled flooring area upon entrance to the garden from the house, with the garden mainly laid to lawn, enclosed by panel fencing and a rear access gate.

### Garage

Single garage to the rear of the property and off street parking for one vehicle.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Hawthorne Avenue can be found as a turning on the right hand side.

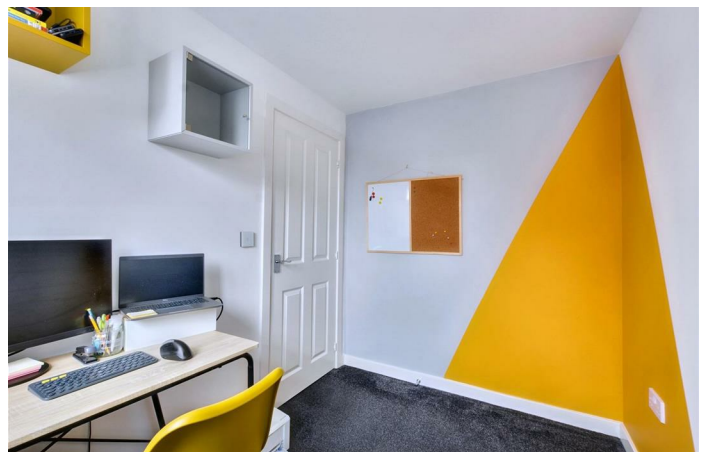
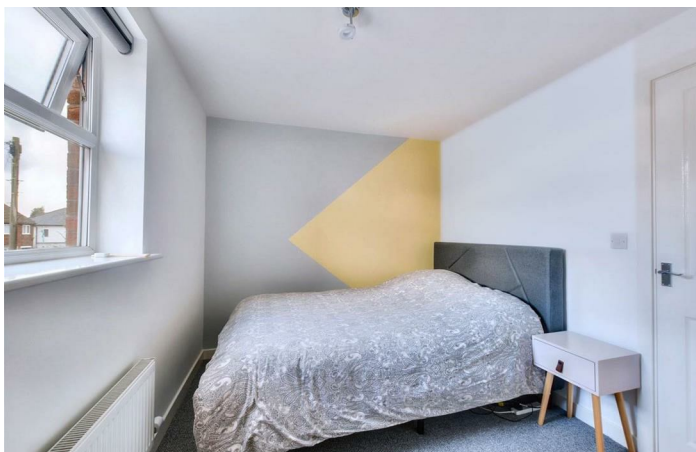
8222CO

### Council Tax

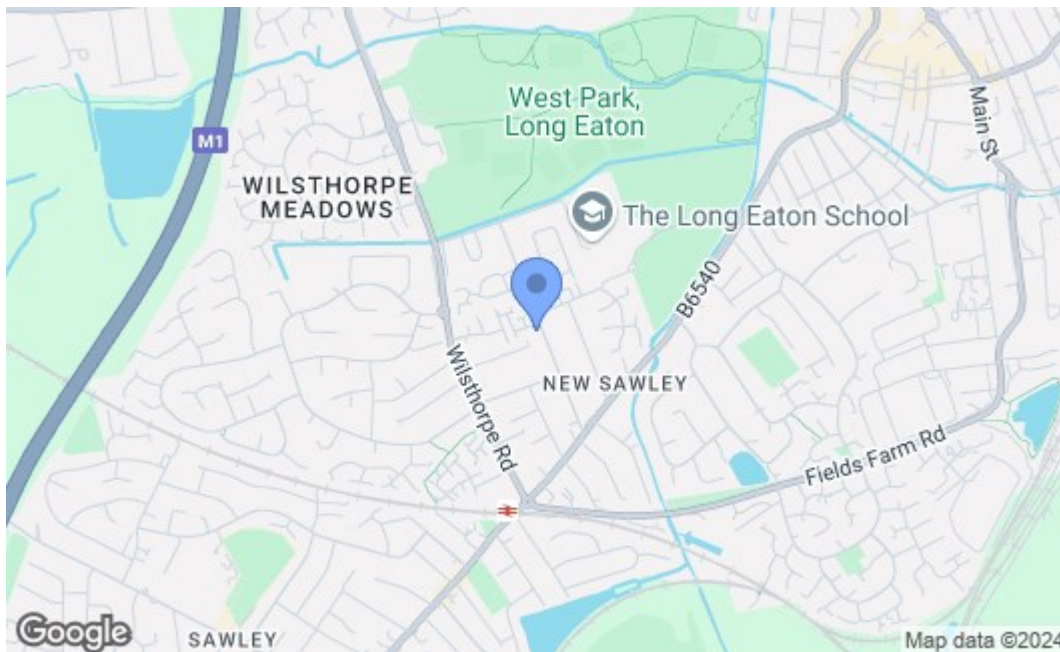
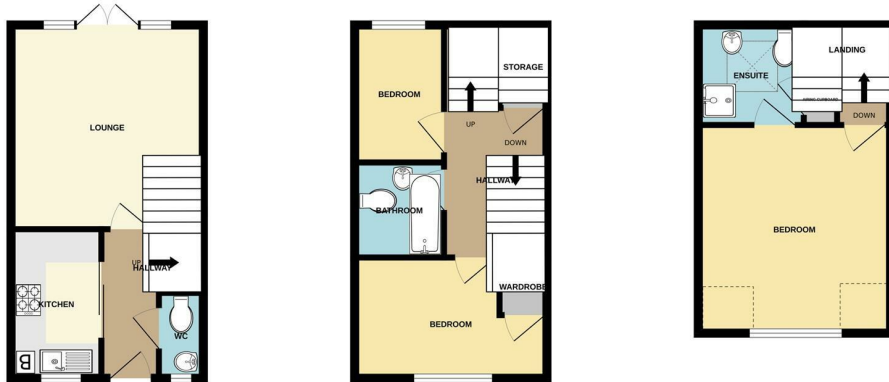
Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 11mbps Superfast 71mbps Ultrafast 1000mbps  
Phone Signal – 02, EE, 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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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.