



Lichfield Close,
Long Eaton, Nottingham
NG10 2EW

Price Guide £245-255,000

Freehold



THIS IS AN IMMACULATE TWO BEDROOM SEMI DETACHED PROPERTY SITUATED ON THIS QUIET CUL-DE-SAC ON THE OUTSKIRTS OF LONG EATON.

Being located on Lichfield Close, this attractive semi detached property which was built in 1990 offers a lovely home that will suit a whole range of buyers from people buying their first property through to people downsizing from a larger home or somebody who might be looking for a property that would be easy to rent. The property has been immaculately maintained throughout and since being originally built has had a conservatory added to the rear. The property has a lovely landscaped garden at the rear which has been designed to keep maintenance to a minimum and also a brick built detached garage situated towards the right which is positioned at the head of the block paved driveway. The property is only a few minutes walk away from the centre of Long Eaton and is therefore close to all the amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall with stairs leading to the first floor and doors leading to the lounge/sitting room, from which there are double opening French doors leading into the conservatory at the rear. The kitchen is positioned at the front of the house and this has ranges of wall and base units and to the first floor there are two bedrooms, the master bedroom having ranges of built-in wardrobes and the new fitted bathroom has a shower over the bath position. At the front of the property there is a block paved driveway leading down the left hand side of the property and this extends to car standing at the front of the house and to the rear there is the brick built garage and gardens which have been landscaped and designed to keep maintenance to a minimum and being private from adjoining properties provides several lovely areas for people to sit and enjoy outside living.

The property is found within easy reach of the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

New composite front door with feature inset leaded glazed panels, stairs with balustrade leading to the first floor, radiator and multi pane glazed doors to the lounge and kitchen.

Lounge/Sitting Room

13'6 x 12'7 approx (4.11m x 3.84m approx)

Feature 'Adam' style fireplace with inset and hearth, radiator, cornice to the wall and ceiling, dado rail to the walls, double glazed window and double glazed French doors leading into:

Conservatory

10' x 8'2 approx (3.05m x 2.49m approx)

Double glazed French doors leading out to the rear, floor to ceiling double glazed windows to three sides and a polycarbonate vaulted ceiling.

Breakfast Kitchen

9'7 x 7'5 approx (2.92m x 2.26m approx)

The breakfast kitchen is fitted with a stainless steel sink with mixer taps set in an L-shaped work surface with space for an automatic washing machine, cupboards and drawers below, space for a free standing oven, further work surface with space for a fridge, cupboard and drawer below, matching eye level wall cupboards and shelving with lighting under, tiling to the walls by the work surface areas, double glazed window to the front, radiator and multi pane glazed door to the hall.

First Floor Landing

Double glazed window to the side, airing/storage cupboard housing the boiler and hatch to loft.

Bedroom 1

12' x 10'3 approx (3.66m x 3.12m approx)

Double glazed window to the front, range of built-in wardrobes to one wall with further built-in double wardrobe to a second wall and radiator.

Bedroom 2

10'6 x 7' approx (3.20m x 2.13m approx)

Double glazed window to the rear and radiator.

Bathroom

The newly fitted bathroom is fitted with a white suite which includes a panelled bath with chrome hand rails and shower over, low flush w.c. and pedestal wash hand basin, tiling to the walls by the bath and sink areas, opaque double glazed window, cornice to the wall and ceiling and chrome heated ladder towel radiator.

Outside

At the front of the property there is a block paved driveway which extends to the side of the house and provides additional car standing and the drive leads down the left hand side of the

property through wrought iron gates to the garage which is positioned at the rear. At the front of the house there is a gravelled bed with planting and at the rear there is a patio with a path leading down to the shed which is positioned behind the garage and a further seating area. The rear garden has been pebbled to keep maintenance and upkeep to a minimum but has established planting and includes several lovely areas for people to sit and enjoy outside living. The rear garden is kept private by having fencing to the boundaries. There is an outside water supply and lighting provided. The shed which is positioned towards the rear of the garage will be included in the sale.

Garage

There is a detached brick garage which has a pitched tiled roof to the rear of the house which has an up and over door at the front and personal side entrance. The garage provides storage in the roof space and has power and lighting.

Directions

Proceed out of Long Eaton on Waverley Street which becomes Main Street and turn left into Station Road. Continue over the railway line for a short distance turning right onto Stafford Street. At the end of the road turn right onto Cannock Way and further right into Rugeley Avenue. Lichfield Close can be found on the right and the property on the left.
8252AMMP

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 15mbps Superfast 70mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

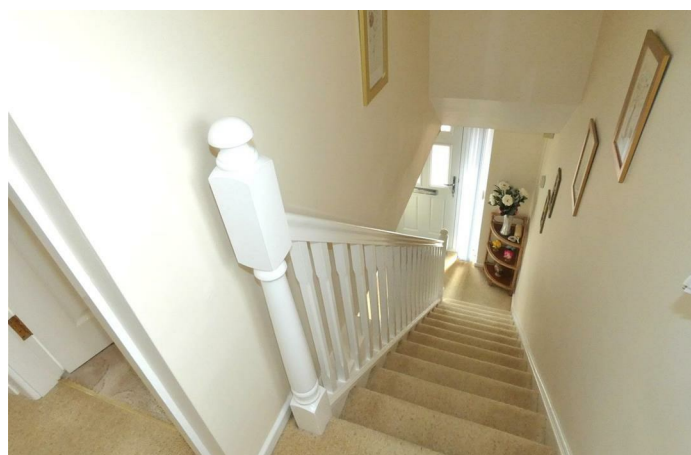
Flood Risk – No, surface water medium

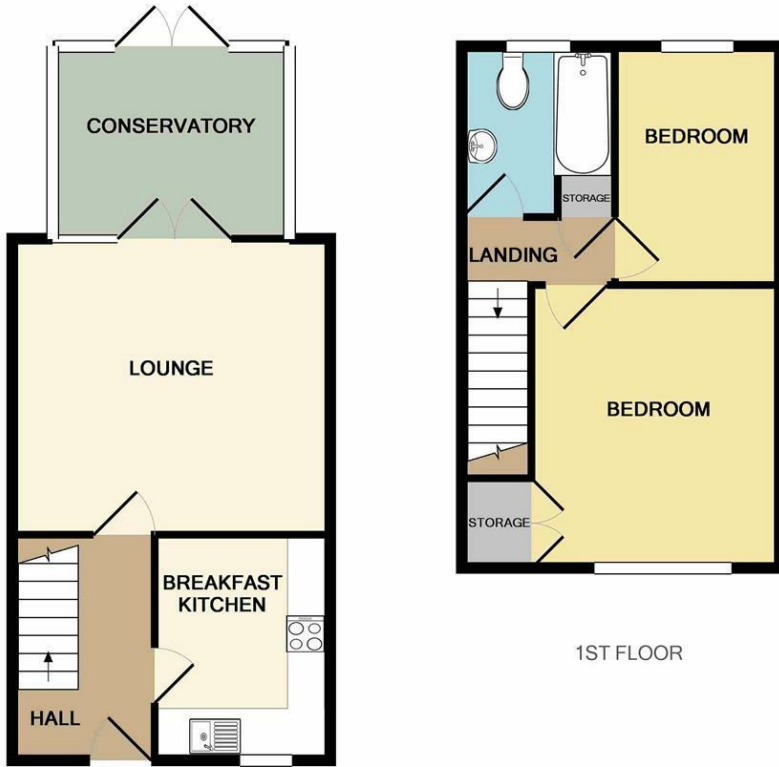
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

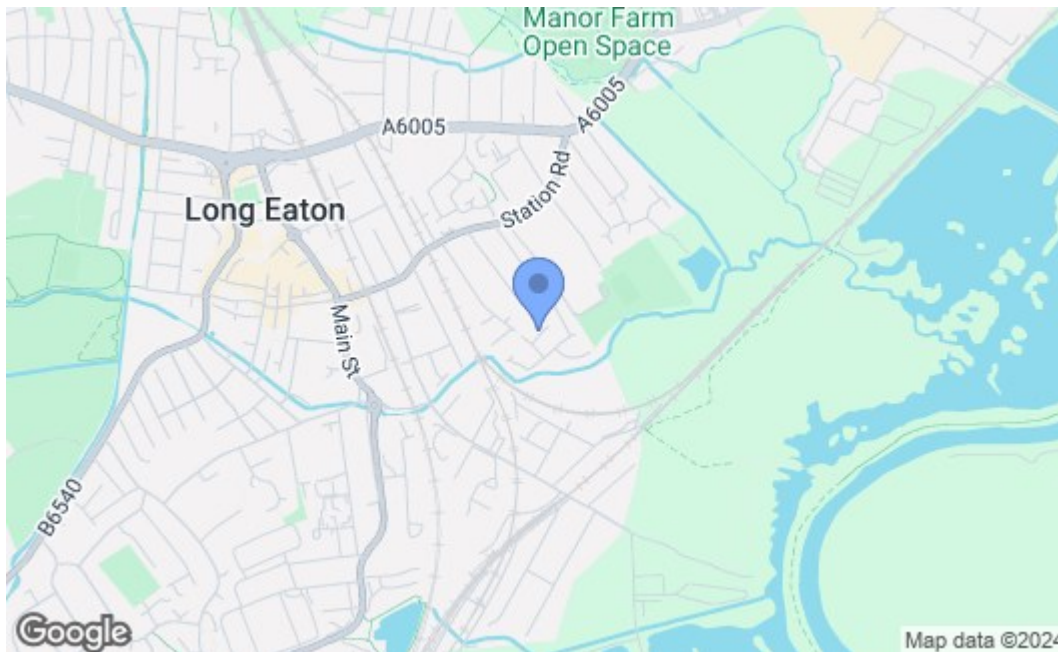
Other Material Issues – No





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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 | | | 85 |
| (81-91) B | | 70 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.