



Trowell Grove,  
Long Eaton, Nottingham  
NG10 4BA

**£300,000 Freehold**



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

Robert Ellis are delighted to bring to the market this superb example of a three bedroom semi-detached house with off street parking and an enclosed garden to the rear. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and retains many characterful features throughout. This property would be suitable for the growing family and has fantastic schools and transport links available. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with beautiful wooden block parquet flooring, a downstairs WC, bay fronted dining room with wooden block parquet flooring, a lounge to the rear with sliding doors to the garden and a generous kitchen with space for appliances and a pantry to the rear. To the first floor, the landing leads to three generous bedrooms and a three piece family shower room. To the front, the property is set back from the pavement and benefits a block paved driveway. To the rear there is an enclosed garden with decking, turf, a storage shed and mature flower beds and trees.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and within walking distance to the town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.



### Entrance Hall

Wooden front door, wooden block herringbone parquet flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Downstairs WC

5'2 x 2'4 (1.57m x 0.71m)

uPVC double glazed patterned window overlooking the side, vinyl flooring, WC, wall mounted sink, radiator, painted plaster ceiling, ceiling light.

### Dining Room

11'8 x 10'8 (3.56m x 3.25m)

uPVC double glazed bay window overlooking the front, wooden block herringbone parquet flooring, radiator, electric fire, wallpapered ceiling, ceiling light.

### Lounge

10'3 x 13'0 (3.12m x 3.96m)

uPVC double glazed sliding doors overlooking and leading to the rear garden, carpeted flooring, radiator, gas fire, wallpapered ceiling, ceiling light.

### Kitchen

9'6 x 6'1 (2.90m x 1.85m)

uPVC double glazed window overlooking the rear and uPVC double glazed door leading to the rear garden, vinyl flooring, space for fridge/freezer, freestanding cooker, space for washing machine, pantry, painted plaster ceiling, ceiling light.

### Landing

uPVC double glazed stained glass window overlooking the side, carpeted flooring, wallpapered ceiling, ceiling light.

### Bedroom One

11'8 x 10'9 (3.56m x 3.28m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

13'1 x 10'4 (3.99m x 3.15m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

6'3 x 7'6 (1.91m x 2.29m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Family shower room

6'3 x 7'6 (1.91m x 2.29m)

uPVC double glazed patterned window overlooking the side and rear, vinyl flooring, walk in shower, pedestal sink, WC, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front there is off street parking via a block paved driveway. To the rear there is an enclosed garden with decking, turf, a storage shed and mature flower beds and trees.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 11 mbps

Superfast 79 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

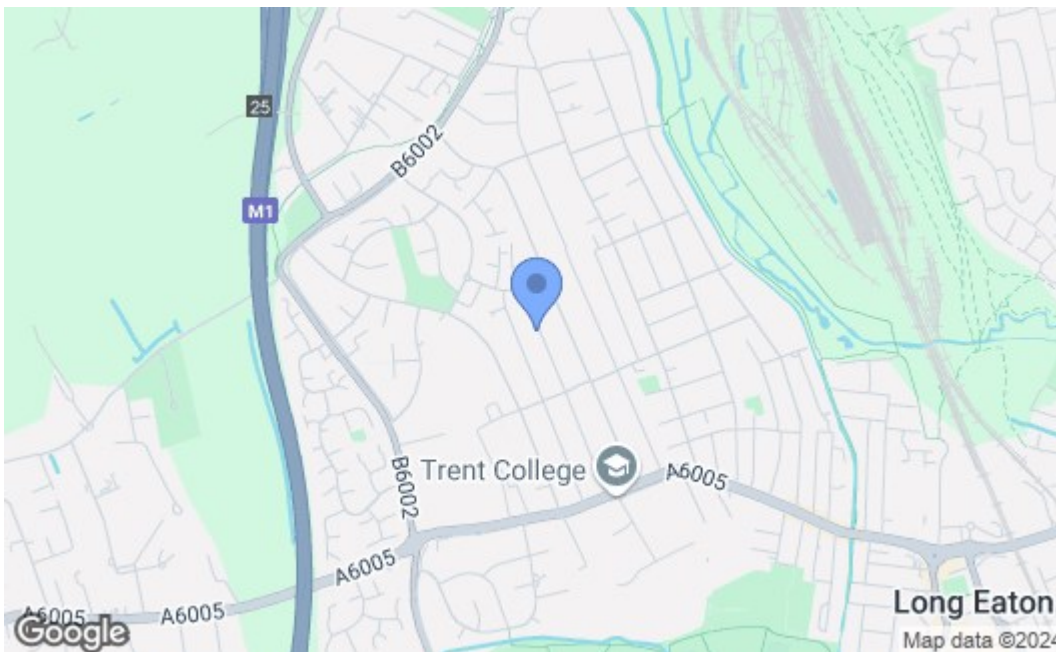
Flood Defenses – No

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			
(81-91) B			
(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.