

Lawrence Street,  
Long Eaton, Nottingham  
NG10 1JY

**£250,000 Freehold**

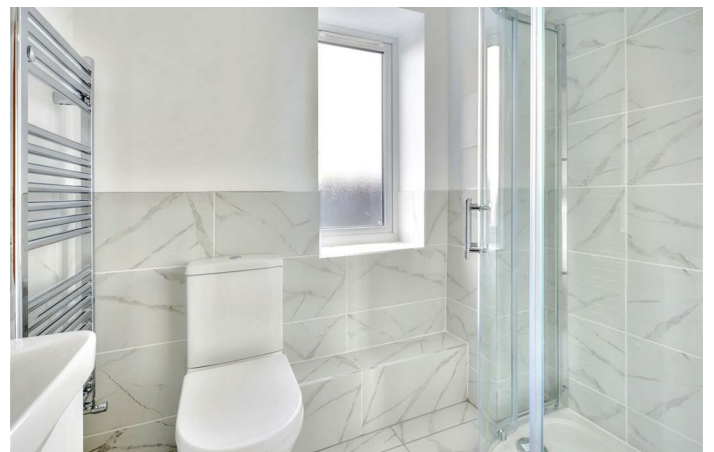


THIS IS A BRAND NEW THREE BEDROOM SEMI DETACHED HOUSE SITUATED ONLY A FEW MINUTES WALK AWAY FROM THE TOWN CENTRE AND IS ALSO CLOSE TO THE EREWASH CANAL

Being situated at the end of Lawrence Street, this brand new three bedroom semi detached house provides a lovely home which will suit a whole range of buyers, from people who might be purchasing their first property, through to those who might be downsizing and looking for a property which is easy to maintain and within walking distance of the many amenities and facilities provided by the town centre. The property has on the road parking at the front and a private landscaped rear garden and for the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property has been constructed by a local builder and is covered by the usual building guarantees and being constructed of an attractive facia brick to the external elevations under a pitched tiled roof, the light and airy accommodation derives all the benefits from having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall with stairs leading to the first floor and a ground floor w.c. off, the lounge is positioned at the front and this has a box bay window and the living/dining kitchen is at the rear and this has an exclusively fitted kitchen area with wall and base units and integrated appliances and from the dining/living kitchen there are double opening French doors leading out to the private rear garden. To the first floor the landing leads to the three good size bedrooms with the main bedroom having an en-suite shower room and there is the bathroom which has a mains flow shower over the bath. Outside there is on the road parking at the front with a block paved walled area extending across the front of the house, there is a path leading to the rear and the back garden has been landscaped with a slabbed patio and lawn, with the garden being kept private by having good quality fencing to the boundaries.

The property is within a couple of minutes walk of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the well regarded Clifford Gym which is only a couple of minutes walk away from the house, there are walks along the Erewash Canal, there are schools for all ages within easy reach and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with four inset glazed panels, outside light and house number.

### Reception Hall

Stairs with balustrade leading to the first floor, radiator, recessed lighting to the ceiling, wall mounted electric consumer unit, two power points and oak panelled doors leading to the lounge, the dining/living kitchen and ground floor w.c.

### Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap, cupboard under and splashback, radiator, opaque double glazed window and grey laminate flooring.

### Lounge/Sitting Room

14'5 plus bay x 9'10 approx (4.39m plus bay x 3.00m approx)  
Double glazed box bay window to the front, radiator, 12 power points, BT internet point and a TV aerial point.

### Dining/Living Kitchen

17'1 x 13'4 x 11'6 approx (5.21m x 4.06m x 3.51m approx)  
The exclusively fitted kitchen has light grey finished handle-less soft closing units and includes a 1 1/2 bowl stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two walls and has cupboards, drawers, oven, integrated dishwasher and space for an automatic washing machine below, upright integrated fridge/freezer, matching eye level wall cupboards with a hood and back plate to the cooking area, the boiler is housed in a matching eye level wall cupboard, tiling to the walls by the work surface areas, double glazed window to the rear, double opening, double glazed French doors leading out to the private rear garden, laminate flooring, recessed lighting to the ceiling, 10 power points plus the power points for the fitted appliances and a TV aerial point and power point for a wall mounted TV.

### First Floor Landing

The balustrade is continued from the stairs onto the landing, opaque double glazed window, radiator, hatch to the loft and oak panelled doors leading to the bedrooms, bathroom and a built-in storage cupboard.

### Bedroom 1

14'2 to 10' x 9'6 approx (4.32m to 3.05m x 2.90m approx)  
The main bedroom has a double glazed window to the front, radiator, 8 power points, TV aerial point and power points for a wall mounted TV and an oak door leading to:

### En-Suite

The luxurious en-suite has a corner shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to two walls and a curved glazed door and protective screens, low flush w.c. and hand basin with double cupboard below, chrome ladder towel radiator, tiling to the walls by the sink and w.c. areas, opaque double glazed window, recessed lighting to the ceiling, extractor fan and tiled flooring.

### Bedroom 2

11' x 8'9 approx (3.35m x 2.67m approx)  
Double glazed window to the rear, radiator, 10 power points and a TV aerial point and power point for a wall mounted TV.

### Bedroom 3

11' x 8'1 approx (3.35m x 2.46m approx)  
Double glazed window to the rear, 10 power points and a TV aerial point and power point for a wall mounted TV.

### Bathroom

The main luxurious bathroom has a white suite with a panelled bath having mixer taps and a mains flow shower over with a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, low flush w.c., hand basin with mixer tap and tiled splashback with a double cupboard under, half tiled walls, tiled flooring, recessed lighting to the ceiling, extractor fan and a chrome ladder towel radiator.

### Outside

At the front of the property there is a block paved area extending across the front of the house with a low level wall to the front and side. There is a path running down the left hand side of the property with a gate providing access to the rear garden.

The rear garden has been landscaped with a patio extending across the back of the house and this leads onto a large lawned garden which is kept private by having good quality fencing to the three boundaries, there is a gate providing access to the path running along the side of the house and an outside water supply and external lighting is provided.

### Directions

Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and then left onto Lawrence Street.  
8312AMMP

### Council Tax

Erewash Borough Council Band

### Additional Information

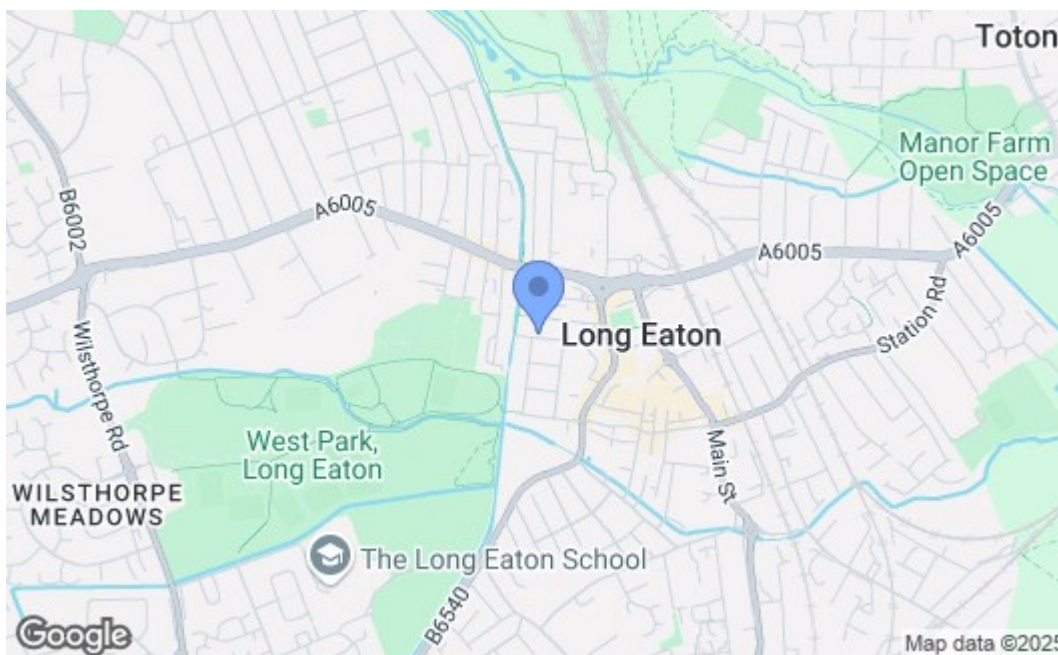
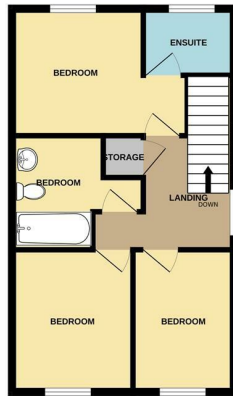
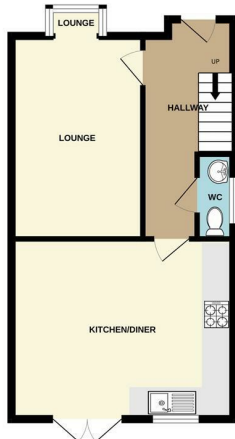
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – TBA  
Broadband Speed - TBA Standard mbps Superfast mbps Ultrafast mbps  
Phone Signal – TBA  
Sewage – Mains supply  
Flood Risk – No, surface water low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.