



Grange Road,
Long Eaton, Nottingham
NG10 2EH

£275,000 Freehold

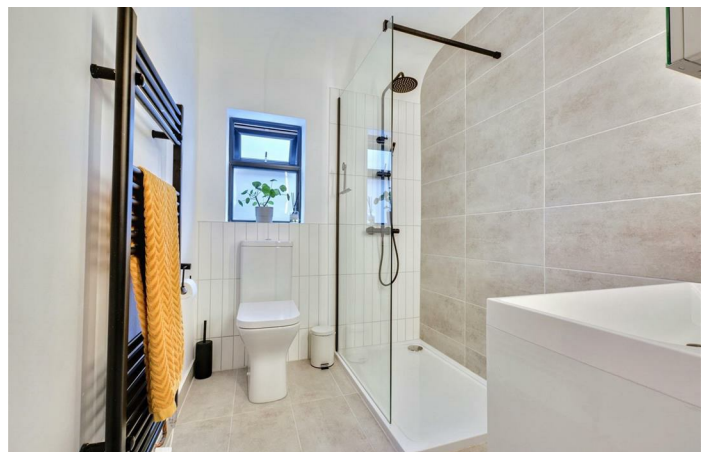


AN UPGRADED AND MODERNISED THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this beautifully presented semi detached home on Grange Road. The property breathes space as soon as you enter the entrance hall with doors leading to the bay fronted lounge, ground floor w.c. and stunning open plan kitchen diner. The property offers a fantastic size rear garden as well as off road parking to the front. Grange Road is situated just off Nottingham Road, providing great access to various local shops and amenities as well as local schools and also great access for Toton, which provides a tram into Nottingham City Centre. This property really needs to be viewed and cannot be missed.

The property has benefited from extensive modernisation by the current owners and internal accommodation briefly comprises of an entrance hall, ground floor w.c., bay fronted lounge, open plan kitchen diner, garden room and office/utility. To the first floor, there are three bedrooms with the master bedroom boasting a bay window to the front aspect and the first floor accommodation is completed with a stunning shower room.

Grange Road is only a few minutes away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools within walking distance, including The Grange primary and infant school which is just around the corner from the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the side, stairs to the first floor, doors to:

Ground Floor w.c.

Low flush w.c., wash hand basin, part tiled walls, wall mounted towel rail, extractor fan and tiled flooring.

Lounge

14'5 x 10'11 approx (4.39m x 3.33m approx)
Double glazed bay window to the front, radiator and laminate flooring.

Dining Kitchen

18'4 x 12'3 approx (5.59m x 3.73m approx)
Double glazed window to the side, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, integrated microwave, fridge freezer, dishwasher, laminate flooring, double glazed patio doors to:

Garden Room

Door to the rear, tiled flooring and wall mounted vertical towel radiator.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

14'3 x 12'8 approx (4.34m x 3.86m approx)
Double glazed bay window to the front and a radiator.

Bedroom 2

14'6 x 8'8 approx (4.42m x 2.64m approx)
Double glazed window to the rear and a radiator.

Bedroom 3

11'5 x 5'11 approx (3.48m x 1.80m approx)
Double glazed window to the side and a radiator.

Shower Room

Double glazed window to the side, part tiled walls, vanity wash hand basin, single shower cubicle with rainwater shower head, vanity wash hand basin, vertical heated towel rail.

Outside

The rear garden is laid mainly to lawn with a large patio area, wooden shed and all enclosed with panelled fencing.

Utility/Office

7'6 x 7'5 approx (2.29m x 2.26m approx)
Double glazed door to the rear, space and plumbing for a washing machine and tumble dryer.

Directions

Proceed out of Long Eaton along Nottingham Road, turning right immediately after the pelican crossing in to Grange Road. The property can be found on the right hand side as identified by our for sale board.

8318AMCO

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 - StandOrd 15mbps Superfast 46mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

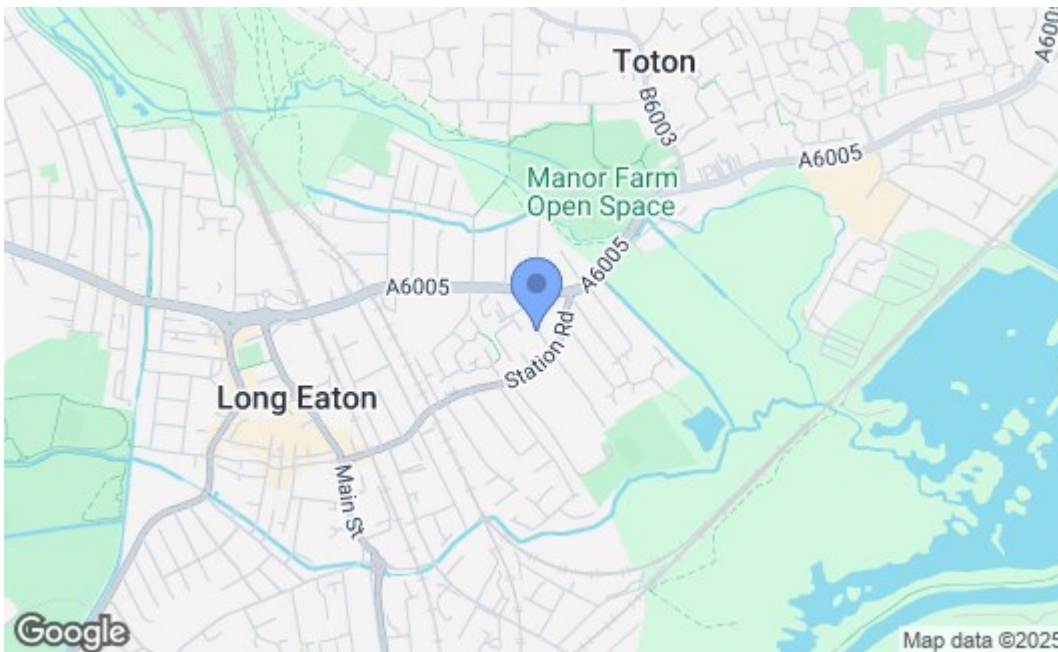
Flood Defenses – No

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			85
(81-91) B			
(69-80) C		70	
(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.