



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**O/O £270,000 Freehold**



A THREE BEDROOM SEMI DETACHED HOUSE WITH OFF ROAD PARKING AND A GARAGE.

Robert Ellis are pleased to bring to the market this beautiful semi detached home on Circuit Drive. Built in 2013, this modern home is ideally presented for anyone looking to move straight into a property and enjoy their new surroundings immediately. The property offers a great size lounge which has a door that leads into the kitchen diner. The kitchen diner is a great space for cooking whilst also being a social spot for entertaining guests as the French doors open onto the fully enclosed rear garden. The property is ideally positioned for shops and amenities as well as being positioned in a great spot for local schools and access to Long Eaton Town Centre and also Toton, which provides a tram to Nottingham City Centre.

The property is fully double glazed and offers gas central heating and the accommodation briefly comprises of an entrance hall, lounge and kitchen diner to the ground floor. To the first floor, there are three bedrooms with the master bedroom having access to the Jack and Jill family bathroom.

The house is only a couple of minutes drive from Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets, pubs, restaurants and the well known Clifford gym, as previously mentioned there are excellent schools for younger children on the doorstep with schools for older children being only a short distance away, there are healthcare and other sports facilities including several local golf courses and the West Park Leisure Centre and adjoining playing fields and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, laminate flooring and door to:

### Lounge

14'9" x 12' approx (4.50m x 3.66m approx)

Double glazed window to the front, BT and telephone points, radiator and door to:

### Kitchen Diner

15'1" x 11' approx (4.60m x 3.35m approx)

Double glazed patio doors to the rear, double glazed window to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap, integrated stainless steel sink and drainer with a mixer tap, integrated stainless steel electric oven, four ring gas hob and extractor over, integrated microwave, plumbing for a dishwasher and washing machine, space for a fridge freezer, tiled flooring and built-in storage cupboard, access to:

### Ground Floor w.c.

Low flush w.c., tiled splashback, tiled flooring, boiler and extractor fan.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

15'2" x 9' approx (4.62m x 2.74m approx)

Double glazed window to the rear, radiator and door to the Jack and Jill bathroom.

### Bedroom 2

10'4" x 7'11" approx (3.15m x 2.41m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

6'11" x 6'9" approx (2.11m x 2.06m approx)

Double glazed window to the front and a radiator.

### Jack and Jill Bathroom

Four piece suite comprising of a panelled bath with shower over, fully tiled walls, shower cubicle, low flush w.c., part tiled walls and ceramic tiled flooring.

### Outside

To the front of the property there is a driveway which leads down the side of the property and provides access to the garage.

To the rear there is a private, enclosed garden laid mainly to lawn with a paved patio area and enclosed with panelled fencing.

### Garage

16'11" x 8' approx (5.16m x 2.44m approx)

Single attached garage with a pitched tiled roof, up and over door to the front, power and lighting.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Circuit Drive. Follow the road round where the property can be found on the right hand side.

8323AMCO

### Council Tax

Erewash Borough Council B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

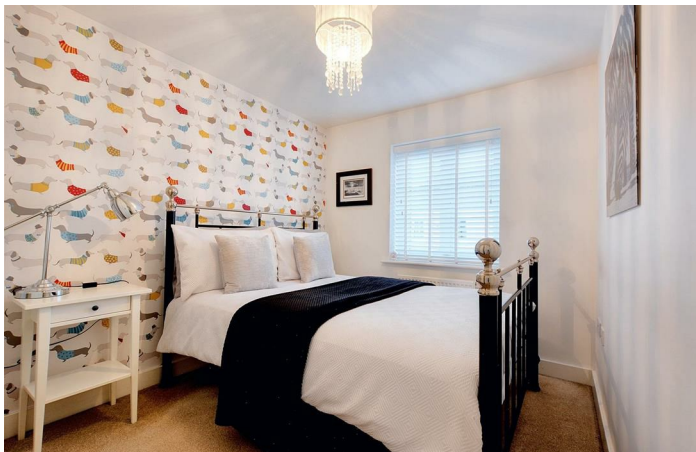
Flood Risk – No, surface water low

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			92
(81-91) B		78	
(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.