



Petersham Road,  
Long Eaton, Nottingham  
NG10 4DD

**Price Guide £210-220,000**  
**Freehold**





A SPACIOUS THREE BEDROOM MID TERRACE PROPERTY PROVIDING A LOVELY FAMILY HOME, WITH POTENTIAL TO IMPROVE AREAS WITH A DRIVEWAY

Robert Ellis are delighted to bring to market this well proportioned three bedroom property with an impressive open plan kitchen diner. Being found in an area which has excellent access to a host of amenities, facilities and transport links. The property offers a driveway to the front for at least two vehicles and a rear enclosed garden with out-houses. An early internal viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises a spacious entrance porch, living room, modern open plan dining kitchen to the rear and to the first floor there are three good size bedrooms and bathroom. Outside to the front there is a driveway providing off the road hard standing with secure gated access to the side. To the rear there is a landscaped garden with patio, space for lawn and two brick built stores offering useful additional dry storage space. Some areas are ripe for refurbishment such as the bathroom and ready for the new owner to make their mark.

The property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



### Porch

7'6" x 3'2" approx (2.3m x 0.97m approx)

With uPVC front door and windows to either side, laminate flooring, ceiling light, leading to the:

### Lounge

19'11" x 11'4" approx (6.09m x 3.46m approx)

The lounge has uPVC double glazed window to the front, laminate flooring leading to the kitchen and stairs, with newly fitted carpet to the lounge area, electric fire place with alcoves either side, radiator, ceiling light, under-stairs cupboard, painted stairs and ballustrade to first floor and door to the kitchen diner

### Kitchen Diner

19'11" x 11'6" approx (6.09m x 3.51m approx)

uPVC double glazed French doors to the rear garden, uPVC double glazed back door into the outhouses, and a window to the rear, slate tile flooring, recessed LED ceiling lights, and two wall lights. The kitchen consists of matching painted wooden wall, base and drawer units to three walls with glass fronted display unit, laminate rolled edge worktop, grey brick style splash back tiles, with large breakfast bar with four grey bar stools, inset 1 1'2 stainless steel sink and drainer, space for washing machine, 5 ring gas hob with stainless steel extractor above and integrated oven.

### First Floor Landing

6'11" x 6'3" approx (2.13m x 1.93m approx)

With ceiling light, access to the loft via a loft hatch, door to the three bedrooms and bathroom.

### Bedroom 1

12'0" x 11'7" approx (3.68 x 3.54m approx)

With uPVC double glazed window to the rear, ceiling light, in-built storage cupboard, radiator

### Bedroom 2

11'5" x 11'2" approx (3.49 x 3.41m approx)

With uPVC double glazed window to the front, ceiling light, radiator

### Bedroom 3

8'1" x 8'5" approx (2.47m x 2.57m approx)

With uPVC double glazed window to the front, ceiling light, laminate flooring, radiator

### Bathroom

7'0" x 8'3" approx (2.14m x 2.52m approx)

With uPVC double glazed patterned window to the rear, corner bath, low flush w.c, pedestal sink, chrome towel radiator, ceiling light and space for a corner shower unit.

### Outside

To the front there is a driveway with a dropped kerb for at least two vehicles.

To the rear, there is an enclosed private rear garden with patio area outside of the patio doors from the lounge diner, leading to a lawned area with outbuildings and space for a pergola and space for a shed.

### Outhouses

9'9" x 5'10" approx (2.98m x 1.78m approx)

Brick built with slate roof with power and two separate stores.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road and the property can be found on the right as identified by our for sale board.

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No

Flood Defences: No

Non-Standard Construction: No

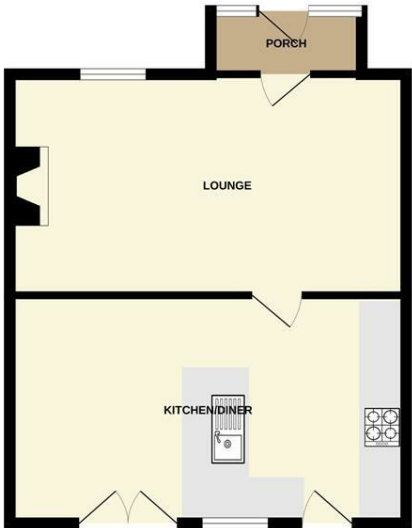
Any Legal Restrictions: No



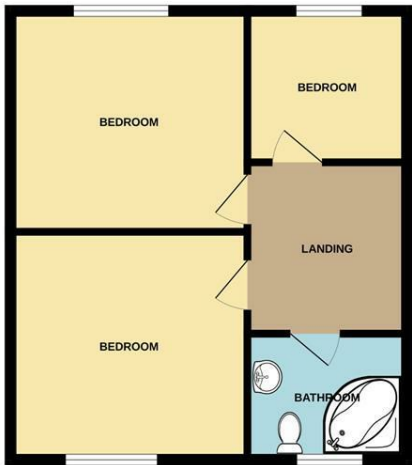




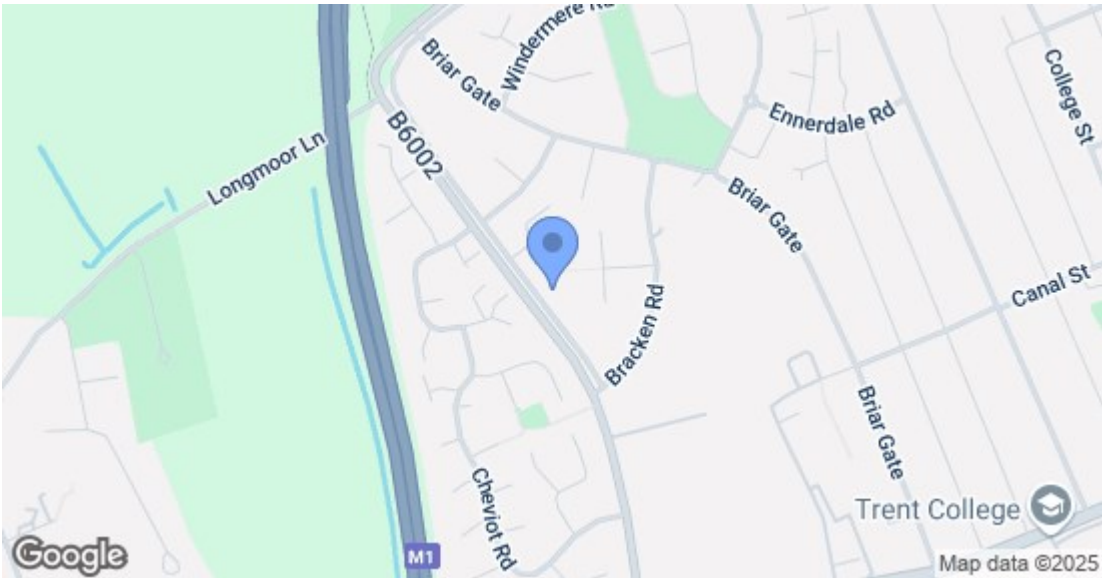
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(81-91) B		
(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 <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		
England & Wales EU Directive 2002/91/EC		

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