

Phyllis Grove,  
Long Eaton, Nottingham  
NG10 2DS

**£169,995 Freehold**



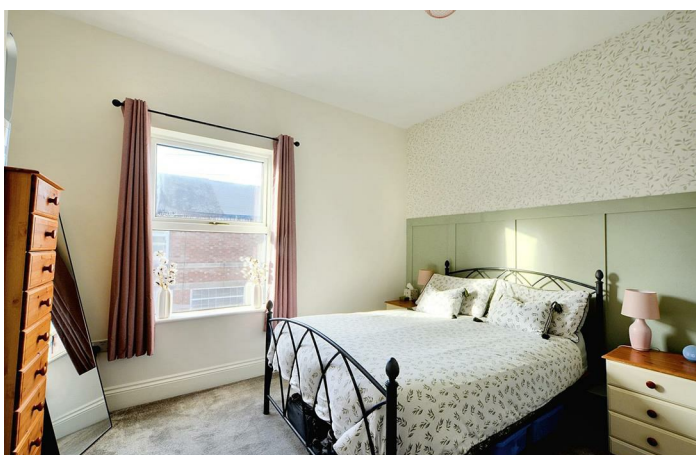


THIS IS A TASTEFULLY FINISHED TWO DOUBLE BEDROOM MID PROPERTY WHICH HAS A PRIVATE LANDSCAPED GARDEN TO THE REAR.

Being location on Phyllis Grove, this two double bedroom property offers a lovely home to suit a whole a range of buyers from people buying their first property through to those who might be wanting to downsize and looking for a property which is easy to maintain and conveniently located. The property has recently had the roof replaced, had a new boiler fitted in 2021 and the garden at the rear has been landscaped and has quality fencing to the boundaries and a gate leading out to a pathway which extends along the rear of the houses on Phyllis Grove. For the size and quality of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves.

The property is constructed of brick to the external elevations under the newly fitted pitched tiled roof to the main property and kitchen and the well proportioned accommodation derives all the benefits of having gas central heating, with the boiler having been fitted in 2021 and double glazing throughout. Being entered through the front door the accommodation includes a lounge, an open plan sitting/dining kitchen which has tiled flooring and the kitchen is fitted with cream gloss finished units and has integrated cooking appliances and there is the ground floor bathroom which is a good size and has a bath and a separate walk-in shower with a mains flow shower system. To the first floor the landing leads to the two double bedrooms and outside there is the landscaped garden at the rear which has blue lime stone slabs, a wooden shed is included in the sale and there is quality fencing to the boundaries with a gate leading out to a pathway at the rear where there is a bin storage area and a slabbed base for a shed or similar building.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and in the centre of Long Eaton there is the well regarded Clifford Gym and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC panelled front door with double glazed inset panel and opaque double glazed panel above leading to:

### Lounge

11'7 x 11' approx (3.53m x 3.35m approx)

Double glazed window with fitted blind to the front, flame effect wall mounted electric fire, gas meter, electric meter and electric consumer unit housed in a built-in cupboard and a radiator.

### Dining/Living Kitchen

19' to 11'1 x 11'7 to 6'3 approx (5.79m to 3.38m x 3.53m to 1.91m approx)

The open plan dining/living kitchen has a double glazed window with a fitted blind to the rear in the dining area, the stairs which have a radiator at the bottom lead to the first floor from the dining area, there is a radiator, dado rail to the walls and tiled flooring.

The kitchen has a stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine and cupboard below, four ring gas hob set in a work surface with space for a bin, cupboards, drawers and oven beneath, two double eye level wall cupboards with lighting under and a hood (fitted 2 years approx) over the cooking area, tiling to the walls by the work surface area, double glazed window with fitted blind to the side, double glazed door leading out to the rear garden, tiled flooring and recessed lighting to the vaulted ceiling.

### Bathroom

10'6 x 5'10 approx (3.20m x 1.78m approx)

The bathroom has a white suite including a panelled bath with a mixer tap and shower over with tiling to three walls, corner walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and curved glazed doors and protective screens, low flush w.c., pedestal wash hand basin with a mixer tap and mirror fronted cabinet with shelving to the wall above, half tiled walls, tiled flooring, opaque double glazed window, recessed lighting to the ceiling, the boiler (fitted 2021) is housed in a shelved airing/storage cupboard, recessed lighting to the ceiling and a chrome ladder towel radiator.

### First Floor Landing

Stairs with a hand rail lead to the first floor where there are doors to:

### Bedroom 1

11'1 x 10'5 approx (3.38m x 3.18m approx)

Double glazed window to the front, panelling to the wall by the bed head position, radiator and USB charging points to the power points.

### Bedroom 2

11'7 x 11'2 approx (3.53m x 3.40m approx)

Double glazed window to the rear, radiator, built-in wardrobe with loft access to the roof and a light.

### Outside

The garden is at the rear of the house and this has been landscaped with blue lime stone slabs extending from the side to the rear of the property where there is a wooden shed (6' x 4'), fencing and wall to the left hand side and recently replaced fencing to the right hand side and rear of the garden and there is a new gate leading out to a walk way running along the rear of the properties on this side of Phyllis Grove, there is an outside light, water supply and power point and through the gate at the bottom of the garden there is a bin storage area and a slabbed base for a shed or similar.

### Directions

Proceed out of Long Eaton along Nottingham Road continuing to the main set of traffic lights and take the right hand turning into Conway Street. Follow the road round to the bottom continuing straight ahead into Chesterfield Avenue. Take the first turning on the right hand side into Frederick Street and left into Phyllis Grove where the property can be found on the left as identified by our for sale board.

8368AMMP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 64mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

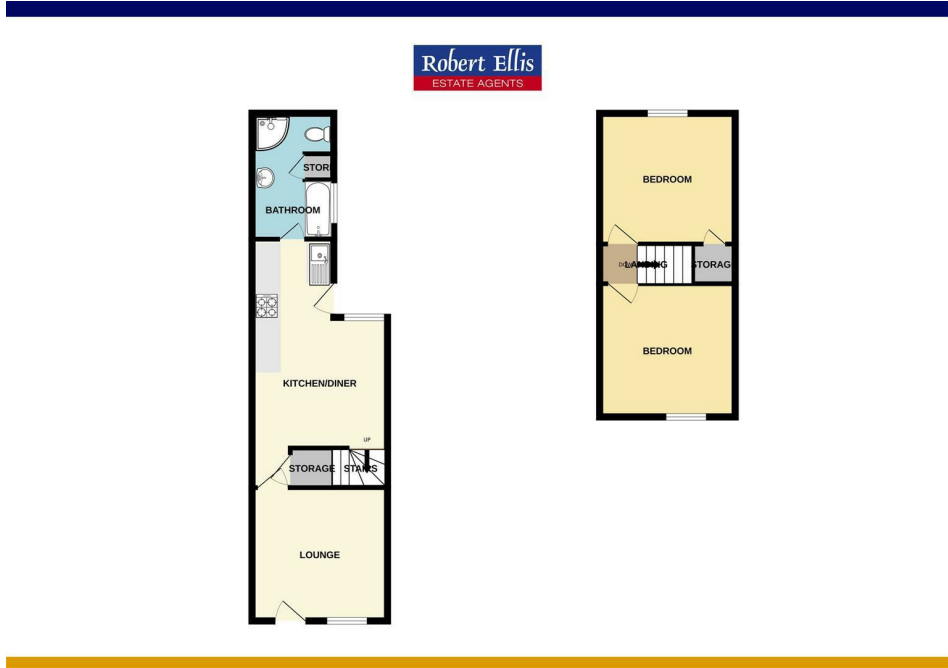
Non-Standard Construction – No

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.