



Shilling Way,
Long Eaton, Nottingham
NG10 3QN

Price Guide £290-300,000
Freehold



A THREE BEDROOM DETACHED FAMILY HOME IN NEED OF MODERNISATION AND FOUND ON THIS SOUGHT AFTER DEVELOPMENT.

Robert Ellis are delighted to offer to the market this three bedroom detached home on Shilling Way. In need of full modernisation and updating, this property offers a rare opportunity to purchase a detached home that allows the next owner to put their own mark on the property whilst also being positioned in a sought after location. Pennyfields is one of Long Eaton's most sought after areas and is positioned just off Wilsthorpe Road providing easy access to the Train Station in addition to link roads such as the A50 and M1. There is great access to a variety of local shops and amenities including a local Tesco and a selection of local schools also on offer.

This property on Shilling Way offers huge potential for the next owner as the property requires upgrading throughout. Internal accommodation briefly comprises of an entrance porch, boxed bay fronted lounge, dining room, kitchen and downstairs w.c. To the first floor, there are three bedrooms with the master bedroom boasting an en-suite shower room and family bathroom.

The house is within easy walking distance of excellent local schools for all ages, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and shopping facilities can be found in Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Door to the front, radiator and door to:

Lounge

11'10" x 15'10" into bay approx (3.61m x 4.83m into bay approx)

Double glazed box bay window to the front, radiator, gas fire, door to inner hall and double doors to:

Dining Room

9'8" x 8'10" approx (2.95m x 2.69m approx)

Double glazed sliding patio doors to the rear, radiator and door to:

Kitchen

8'9" x 9'9" approx (2.67m x 2.97m approx)

Double glazed window and door to the rear, matching range of wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, space for a fridge/freezer and plumbing for a washing machine.

Inner Hallway

Stairs to the first floor and door to:

Ground Floor w.c.

Low flush w.c., radiator and wash hand basin.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

9'10" to wardrobes x 9'6" approx (3.00m to wardrobes x 2.90m approx)

Double glazed window to the rear, radiator and fitted wardrobes.

En-Suite

Double glazed window to the rear, low flush w.c., pedestal wash hand basin, single shower cubicle with mains shower.

Bedroom 2

11'3" x 8'8" approx (3.43m x 2.64m approx)

Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3

9' x 7'3" approx (2.74m x 2.21m approx)

Two double glazed windows to the front and a radiator.

Bathroom

Double glazed window to the front, panelled bath, fully tiled walls, low flush w.c., pedestal wash hand basin and a radiator.

Outside

To the front of the property there is off road parking leading to the single garage and front door.

The rear garden requires some attention and has a patio area, fencing to the boundaries.

Garage

Single garage with up and over door to the front.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard and right into Shilling Way.

8372AMCO

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 45mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

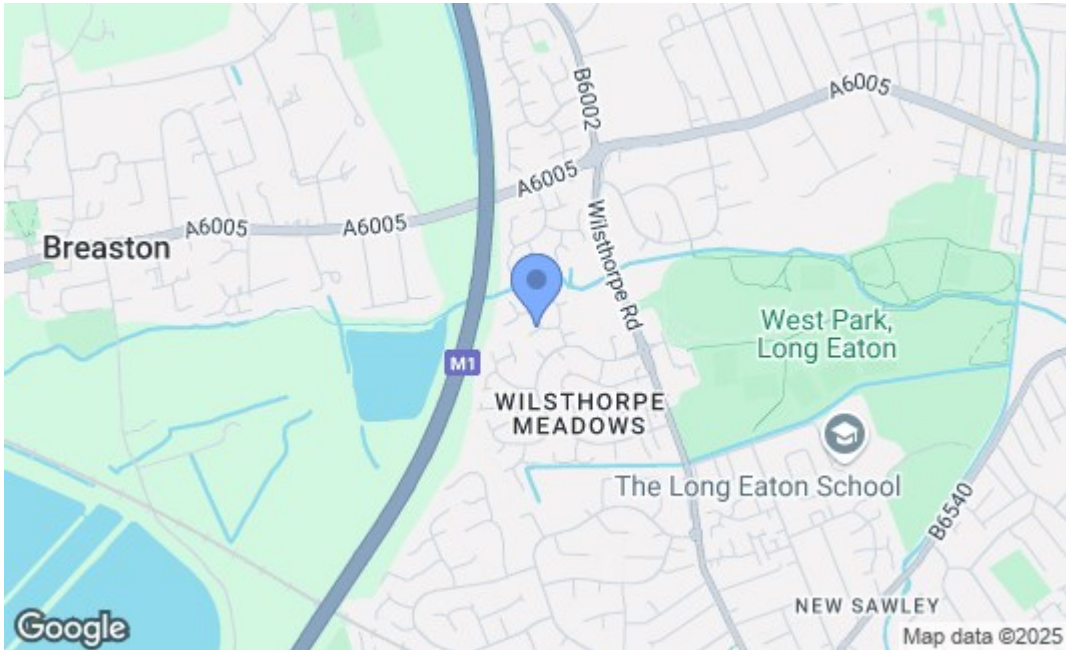
Flood Defenses – No

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		82
(81-91) B		
(69-80) C	68	
(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.