

Ludford Close,  
Long Eaton, Nottingham  
NG10 IPS

**£200,000 Freehold**

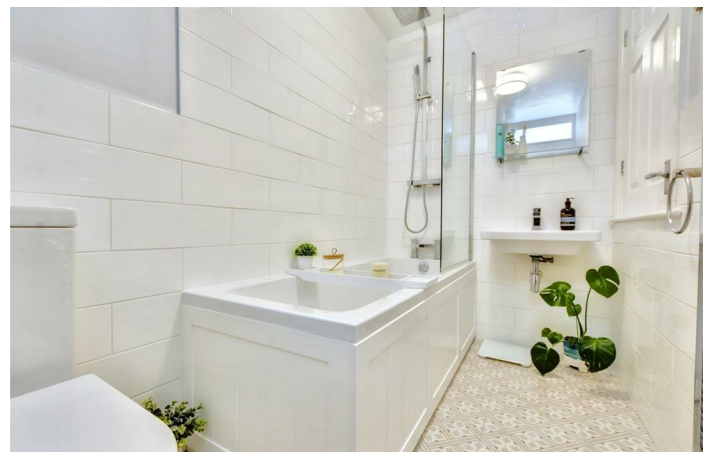
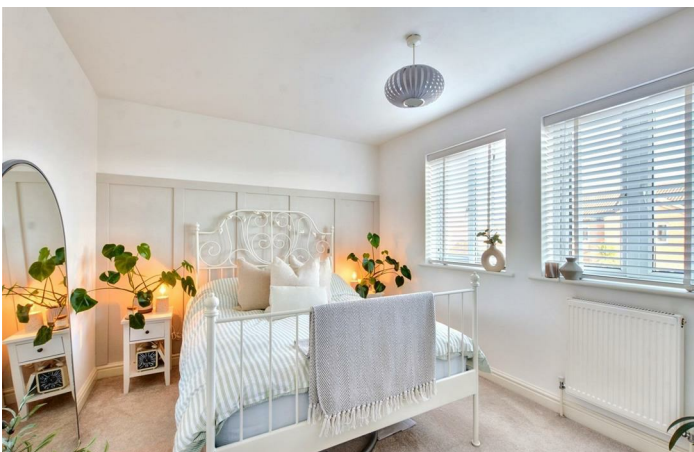


A TWO BEDROOM SEMI DETACHED HOUSE FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market this beautiful semi detached home ideal for a first time buyer. Found in a cul de sac location, this property really needs to be viewed to be appreciated. There is a recently re-fitted bathroom to the first floor and the living accommodation and presentation throughout, makes this home a perfect one for a first time buyer. The property is found within a popular residential location and provides great access to local shops and amenities in addition to Sawley train station and Long Eaton town centre.

This perfect starter home in double glazed throughout and benefits from gas central heating. Internally the accommodation briefly comprises of an entrance hall, kitchen with integrated oven and hob and lounge diner with French doors leading to the garden at the rear. To the first floor, there are two bedrooms and a bathroom.

The property is found within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the 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 which provide access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Double glazed door to the side, undestairs storage cupboard and doors to:

## Kitchen

8'10 x 12' approx (2.69m x 3.66m approx)

Two double glazed windows to the front, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring induction hob, part tiled walls, space for a fridge freezer, tiled flooring.

## Lounge

13'10 x 12' approx (4.22m x 3.66m approx)

Laminate flooring, double glazed French doors to the rear, stairs to the first floor, gas fire (not tested).

## First Floor Landing

Loft access hatch and doors to:

## Bedroom 1

12' x 9'2 approx (3.66m x 2.79m approx)

Two double glazed windows to the front, radiator, panelled wall.

## Bedroom 2

12' x 9'1 approx (3.66m x 2.77m approx)

Double glazed window to the rear and a radiator.

## Bathroom

Panelled bath with shower over, wash hand basin, low flush w.c., part tiled walls and airing/storage cupboard.

## Outside

To the front of the property there is a lawned garden with trees to the boundary and a path to the side entrance door, off road parking for two vehicles.

To the rear there is a paved patio, lawned garden, shrubs to the pebbled borders to the side, fencing to the boundaries.

## Directions

Proceed out of Long Eaton along Tamworth Road turning left at the station roundabout into Fields Farm Road. Turn right onto Bosworth Way, left into Hoselett Field Road and then follow the road round and Ludford Close is

found as a cul-de-sac with the property on the left hand side.

8412AMCO

## 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

Broadband Speed - Standard 9mbps Superfast 68mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

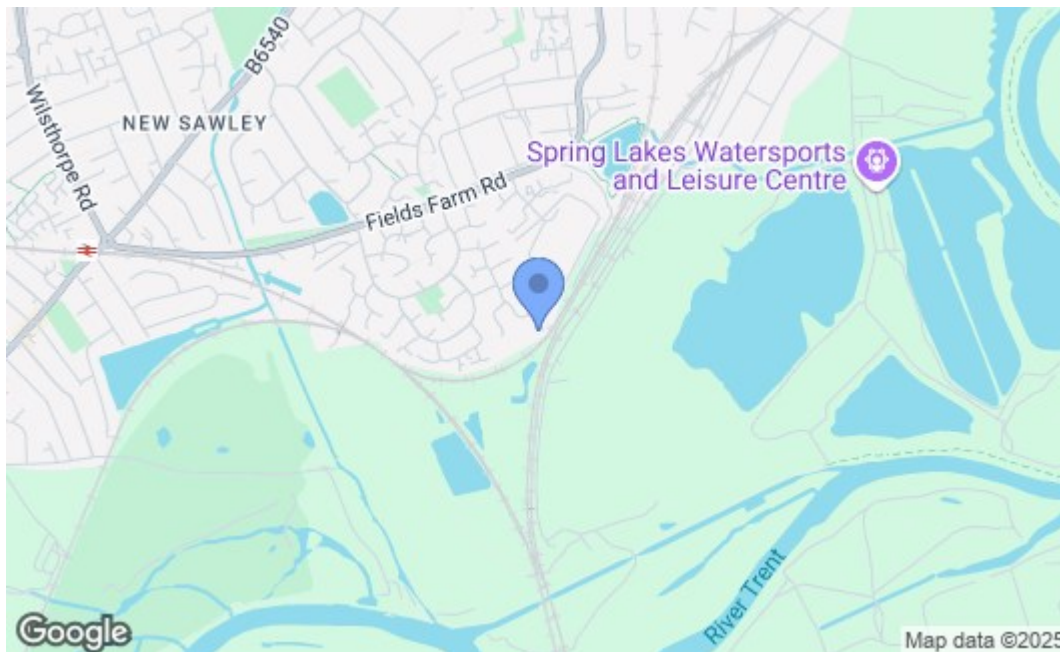
Flood Defenses – No

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			
(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.