



Welbeck Road,
Long Eaton, Nottingham
NG10 4GQ

£275,000 Freehold



THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED ON A LARGE CORNER PLOT WHICH OVER RECENT YEARS HAS BEEN UPGRADED TO A HIGH STANDARD BY THE CURRENT OWNER.

Being located on Welbeck Road, which is a very popular road on the outskirts of Long Eaton, this traditional semi detached property provides a lovely home which will be sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation as there is no work to carry out whatsoever. The property is positioned on a large corner plot which provides the potential to extend further at the side and rear if this was required by a new owner and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for Long Eaton town centre and all the other amenities and facilities provided by the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick with render to the external elevations under a pitched tiled roof with the roof providing the potential to further enlarge the property if this was required by a new owner. Being entered through the front door, the accommodation includes a reception hall with a ground floor w.c. off, a through lounge which includes a dining area and has a double glazed patio door leading out to the rear garden. The kitchen is well fitted with wall and base units and has a walk-in pantry off and to the first floor the landing leads to three good size bedrooms and luxurious bathroom which has a white suite complete with a shower over the bath. Outside there is off road parking and a garage space provided, extensive lawned gardens to the front and a private rear garden with a patio leading onto a lawn, there is a slate chipped area, an outside store and the garden is kept private by having fencing and brickwork to the boundaries.

The property is only a short drive away front Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets with there being further convenience stores on College Street including a Co-op, there are health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools within easy reach with infant and primary schools being positioned at the bottom of the road and there is the Wilsthorpe Academy or Friesland School for older children, walks in the nearby open countryside 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.



Entrance Hall

UPVC double glazed front entrance door, radiator, vinyl tiled floor, stairs with an understairs storage cupboard leading to the first floor and doors to:

Ground Floor w.c.

Having a low flush w.c. with sink above, tiled walls and splashbacks, UPVC double glazed window to the side and vinyl tiled flooring.

Lounge/Dining Room

18'5 x 11'9 approx (5.61m x 3.58m approx)

This through main reception room has a UPVC double glazed window to the front, radiator, TV and telephone points and UPVC double glazed windows and a French door leading to the South Westerly facing rear garden.

Breakfast Kitchen

12'3 x 9'7 approx (3.73m x 2.92m approx)

The kitchen has been re-fitted with white gloss fronted units which have brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, oven and space for an automatic washing machine below, further work surface/breakfast bar, hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear and an opaque glazed window door and window to the side, wall mounted Valliant boiler, an external door with two inset double glazed panels leads out to the side of the property and there is a pantry with shelving with space for an upright fridge/freezer.

First Floor Landing

Access to the loft, UPVC double glazed window to the front and doors to:

Bedroom 1

12'3 x 9'3 approx (3.73m x 2.82m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 2

9'5 x 11'4 approx (2.87m x 3.45m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 3

9'8 x 8'4 approx (2.95m x 2.54m approx)

UPVC double glazed window to the front and a radiator.

Bathroom

The bathroom has been refitted and has a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., tiling to the walls, vinyl tiled floor, heated towel rail and an opaque double glazed window.

Outside

The property sits on a corner plot with lawns to the front and side with a path to the front entrance door and off road parking to the side for at least two cars but more parking could be created if required. There is a gate at the side of the house leading to the rear of the property where there is a patio area leading onto a lawn with stepping stones to the bottom of the garden where there is a large grey slate chipped area. There is an additional patio area, ideal for seating and barbeques and the garden is privately enclosed with fenced boundaries. The garden is South-West facing, has an outside tap and a large brick store.

Directions

Proceed out of Long Eaton along the main Derby Road taking the right turning into College Street just prior to the church. Continue for some distance taking the right turning on the apex of the bend into Welbeck Road. The property can be found on the right hand side.

8432AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

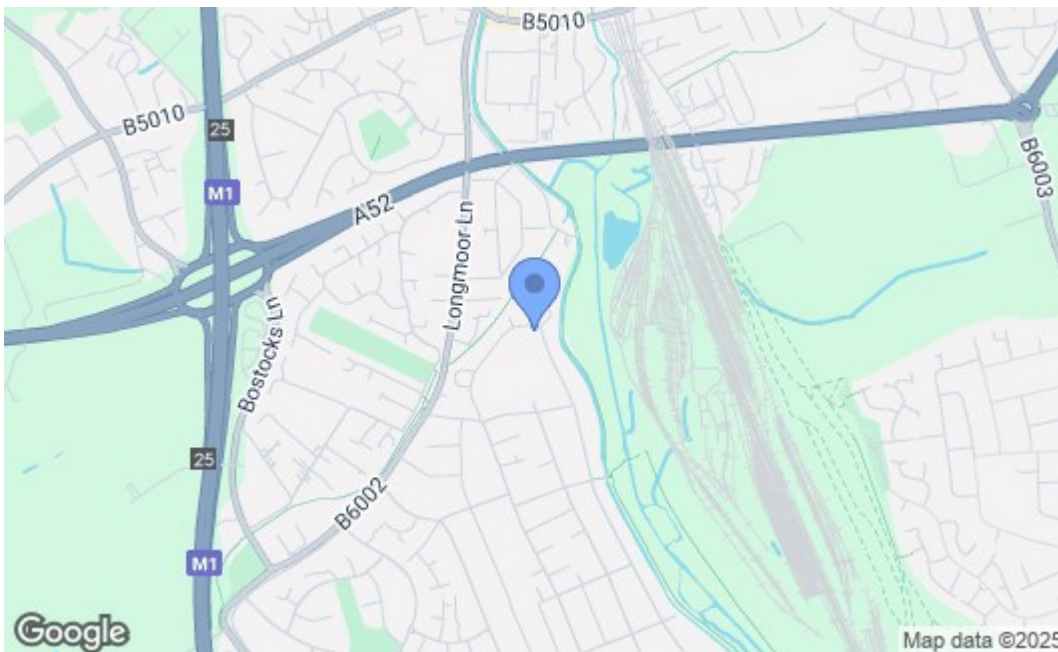
Other Material Issues – No





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While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, appliances and equipment shown herein are based on the information provided. Make your own enquiries of the relevant authorities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.