



The Spring,  
Long Eaton, Nottingham  
NG10 1PJ

**O/O £259,995 Freehold**



THIS IS A FULLY REFURBISHED AND UPGRADED, THREE BEDROOM DETACHED HOME SITUATED ON A QUIET CUL-DE-SAC ON THE VERY POPULAR FIELDS FARM DEVELOPMENT.

Situated on The Spring in Long Eaton, this fully updated three bedroom detached house provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to excellent local amenities and facilities. The property is tastefully finished and has new floor coverings throughout and for the size and layout of the accommodation and the privacy of the landscaped garden at the rear 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 constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. Being entered through a stylish front door, the accommodation includes a reception hall, from which stairs lead to the first floor and doors take you to the through lounge, which includes a dining area and has patio doors leading out to the rear garden and the kitchen which is exclusively fitted with grey soft closing, handle-less units and integrated cooking appliances. To the first floor the landing leads to the three bedrooms and the luxurious bathroom which has a brand new white suite with a mains flow shower system over the bath. Outside there is a driveway and off road parking in front of the house, a detached brick garage and at the rear there is a slabbed patio leading onto a lawn with the garden being kept private by having fencing to the boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area and is only a short drive from the town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which includes the Trent Lock golf course and West Park Leisure Centre and adjoining playing fields, there are walks at Trent Lock and in the nearby surrounding countryside and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### ENTRANCE HALL

10'0" x 6'6" (3.05 x 2.00)

Composite front entrance door with full height double glazed window to the side of the door, turning staircase rising to the first floor. Doors to lounge and kitchen. Spotlights, radiator, new carpet.

### KITCHEN

9'10" x 7'7" (3.01 x 2.32)

The kitchen comprises of a newly fitted matching range of handleless fitted base and wall storage cupboard with square edge work surfaces, incorporating single sink and draining board with central mixer tap. Fitted Neff four ring induction hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter fridge and freezer, double glazed window to the rear, spotlights, laminated-effect vinyl flooring.

### LOUNGE

15'8" x 13'10" (4.78 x 4.22)

Sliding double glazed patio doors opening out to the rear garden, double glazed box bay window to the front, spotlights, radiator, useful understairs storage cupboard, new carpet.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, decorative open spindle balustrade, double glazed window to the front, spotlights, loft access point, new floor covering, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

13'11" x 8'3" (4.25 x 2.54)

Double glazed window to the front, radiator, new carpet.

### BEDROOM TWO

10'11" x 7'4" (3.33 x 2.25)

Double glazed window to the rear, radiator, new carpet.

### BEDROOM THREE

7'0" x 6'6" (2.15 x 2.00)

Double glazed window to the front, radiator, new carpet.

### BATHROOM

7'5" x 6'1" (2.27 x 1.87)

Newly fitted white three piece suite comprising panel bath with central mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap and decorative splashback. Double glazed window to the rear, decorative wet wall board surrounding the bath, radiator, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a tarmac split driveway providing off-street parking leading down the side of the house towards the garage and under the front window, there is a block paved pathway which provides access to the front entrance door. Down the side there is a tarmac driveway and gated access leading into the rear garden.

### REAR GARDEN

The rear garden is enclosed by timber fencing to the boundary lines offering a good size, full width patio area (ideal for entertaining) leading onto a lawned garden with rear concrete base (ideal for a shed or small greenhouse), a small area to the rear of the garage.

### DETACHED GARAGE

17'2" x 7'5" (5.24 x 2.27)

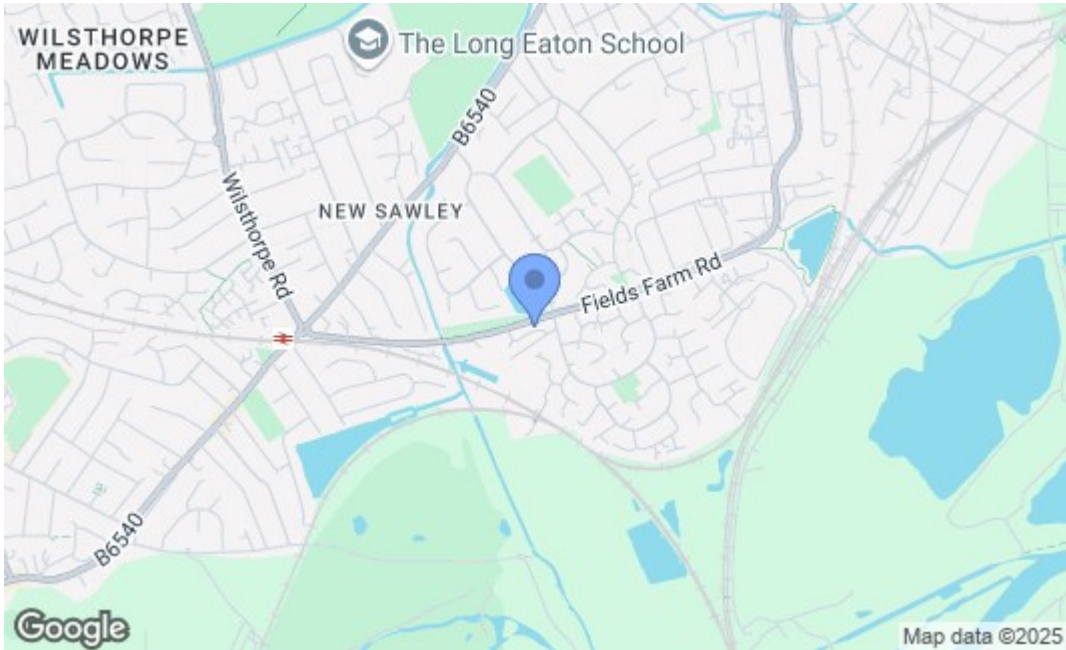
Up and over door to the front, power, lighting and storage racking.

### DIRECTIONAL NOTE

Proceed away from Long Eaton along Tamworth Road. Continuing over the canal bridge and through to the traffic island before turning left onto Fields Farm Road. Take the first turning on the right hand side onto Bosworth Way and the first right again onto The Spring where the property can then be found on the right hand side identified by our For Sale board.

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| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (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                         |         |           |

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.