



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**Price Guide £275-290,000**  
**Freehold**



THIS IS A STUNNING THREE BEDROOM HOME WHICH HAS RECENTLY BEEN UPDATED BY THE CURRENT OWNERS AND HAD THE SOUTH WESTERLY GARDEN AT THE REAR LANDSCAPED.

Robert Ellis are pleased to be instructed to market this three bedroom semi detached home which benefits from having a brick garage at the rear. Over the past few years the current owners have upgraded the property to an extremely high standard with the kitchen and bathroom having been replaced, there are new floor coverings throughout and the rear garden has been landscaped with Indian sandstone patios and pathways and a garden room which provides several areas to sit and enjoy outside living. For the size and quality of the property we strongly recommend that interested parties do take an internal inspection where they will be able to appreciate the quality and layout of the property and privacy of the landscaped garden at the rear for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and 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 was originally built by Davidson Homes and it has an attractive facia brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits of having gas central heating and being double glazed and includes a reception hall with living wood flooring extending into the lounge/sitting room and from this main reception room there is a door leading into the re-fitted dining kitchen which has stylish Shaker units with wood grain effect work surfaces and includes several integrated appliances with a central island/seating area and off the kitchen there is a ground floor w.c. and there are French double glazed doors leading out to the private South Westerly facing gardens. To the first floor the landing leads to the three bedrooms with the main bedroom having a range of built-in wardrobes and the bathroom can be entered from either the landing or main bedroom and this was also re-fitted in 2022 and includes a bath and a double walk-in shower with a mains flow shower system having a newly fitted (2023) drencher shower and hand held shower. Outside there is the brick garage which as with the main entrance door to the house has had a new door fitted in 2022, there is an easily managed garden area at the front, the driveway runs down the left hand side and this provides off road parking for two vehicles and at the rear there is the landscaped (2021) Indian sandstone garden area which includes several places to sit and enjoy outside living and is kept private by having good quality fencing to the three boundaries. There is also the garden room which was installed in 2022 and this is fully plastered internally and power and lighting is provided.

The property is within a few minutes walks of Long Eaton town centre where there are Asda, Tesco, Aldi and almost a two minute walk of the property a Lidl store, healthcare and sports facilities, excellent schools for all ages are within easy reach of the property which includes The Grange infant and primary school and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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.



### Reception Hall

Stylish composite front door with four inset block paved panels, living wood flooring which extends through into the lounge, stairs with hand rail leading to the first floor and a radiator.

### Lounge/Sitting Room

14'4 x 11'6 to 10'1 approx (4.37m x 3.51m to 3.07m approx)

Double glazed window with a fitted blind to the front, living wood flooring which extends from the hallway, radiator and a TV point.

### Dining/Living Kitchen

18'9 to 10'6 x 14'8 to 7'5 approx (5.72m to 3.20m x 4.47m to 2.26m approx)

The exclusively fitted kitchen was re-fitted by the current owners in 2021 and has grey Shaker style units and wood grain effect work surfaces and includes a 1½ bowl stainless steel sink with a pre-wash mixer tap and a four ring gas hob set in an L shaped work surface which has space for an automatic washing machine, pull out bin cupboard, Bosch integrated dishwasher, cupboards, a Zanussi Pyrolytic oven and pan drawers below, further work surface with a double cupboard under, central island with wine racks below and the island provides seating for 4/5 people, matching eye level wall cupboards and shelving, hood over the cooking area, tiled effect panelling to the walls by the work surface areas and light fittings which follow through into the ground floor w.c., tiled flooring, two radiators, wall mounted electric consumer unit, double glazed windows to the rear and side and double glazed French doors leading out to the rear garden, all with made to measure fitted Roman blinds, built-in storage cupboard with shelving, cloaks hanging and tiled flooring.

### Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap and double cupboard under, tiled splashback and a mirror to the wall above, chrome ladder towel radiator, tiled flooring, an Ideal Logic wall mounted boiler and there is a light fitting in the w.c. which matches those in the kitchen area.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft, window to the side, radiator and the hot water storage tank is housed in the built-in airing/storage cupboard.

### Bedroom 1

12'7 x 8'8 approx (3.84m x 2.64m approx)

Double glazed window with made to measure fitted Roman blackout blind to the rear, radiator, double wardrobe having sliding doors with inset mirrored panels and a TV aerial point.

### Bedroom 2

10' x 7'6 approx (3.05m x 2.29m approx)

Double glazed window with made to measure fitted Roman blackout blind to the front, TV aerial point and a radiator.

### Bedroom 3

8'6 to 6'4 x 6'7 approx (2.59m to 1.93m x 2.01m approx)

Double glazed window with made to measure fitted Roman blackout blind to the front, radiator, hanging rail set in a recess and a TV aerial point.

### Bathroom

The newly fitted bathroom was re-fitted in 2022 can be accessed from the landing and main bedroom. The bathroom has a white suite including a panelled bath with chrome hand rails, a mixer tap and hand held shower, double walk-in shower with a mains flow shower system which includes a drencher and hand held shower which was fitted in 2023, tiling to three walls and a sliding glazed door and protective screen, hand basin with a mixer tap and double cupboard

under with a double mirror fronted cupboard with shelf to the wall above and a low flush w.c., tiled effect panelling to the walls by the sink and w.c. areas, extractor fan and a chrome ladder towel radiator.

### Outside

At the front of the property there is an easily managed slate chipped bed and an outside light by the front door. To the left hand side of the property there is a driveway which leads to the garage and the drive provides off road parking for two vehicles and there is a gate from the drive leading to the rear of the property.

The rear garden has been landscaped in 2021 and has Indian sandstone patio and pathways which extend from the back of the house to behind the garage and provides several areas for people to sit and enjoy outside living. The garden is kept private by having good quality fencing to the boundaries, there are outside power points on the side and rear of the garage, external lighting and an outside water supply is provided and there is a gate leading from the garden to the drive which runs along the side of the house.

### Garden Room

11' x 7'2 approx (3.35m x 2.18m approx)

The garden room is positioned in the bottom right hand corner and this is plastered internally and has glazed effect doors and windows and power and lighting is provided and the room has several different possible uses such as a home office, gym, garden room, play room or for storage.

### Directions

Proceed out of Long Eaton along Nottingham Road and Circuit Drive can be found as a turning on the right hand side.  
8492AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

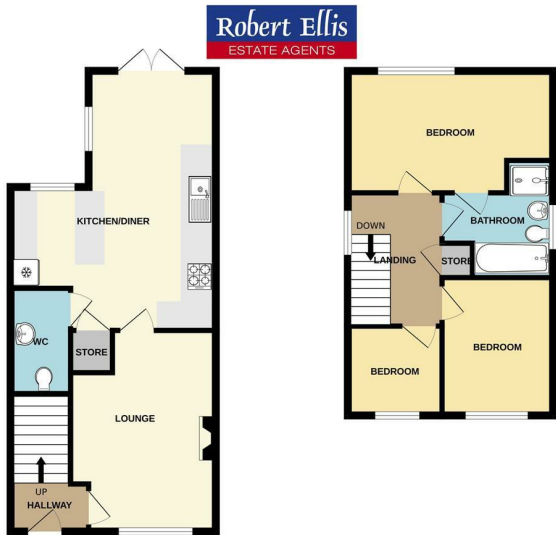
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 16mbps Ultrafast 1800mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

### Garage

17'6 x 8'8 approx (5.33m x 2.64m approx)

Brick garage with a pitched tiled roof, new up and over door to the front, a door to the side, there is roof storage space and power and lighting is provided.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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.