



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**£270,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE WITH SPACIOUS AND WELL PRESENTED ACCOMMODATION AND BENEFITING FROM OFF ROAD PARKING.

Robert Ellis are pleased to bring to the market this beautiful semi detached home on Circuit Drive. Built in 2013, this modern property is ideally presented for anyone looking to move straight into a and start to enjoy immediately. The property offers a great size lounge which has a door that leads into the 'L' shaped kitchen diner which has recently been upgraded by the current owner. The kitchen diner is a great space for cooking whilst also being a social spot for entertaining guests as the French doors opening onto the fully enclosed rear garden. This is where you will find the purpose built office/garden room, another fantastic benefit for anyone who works from home or requires space for a hobby or interest.

The property is constructed of brick to the external elevations under a tiled roof and benefits from double glazing and gas central heating. In brief the accommodation comprises of an entrance hall, lounge, kitchen diner and cloaks/w.c. to the ground floor. To the first floor, there are three bedrooms and the bathroom, with the master bedroom also having access to the Jack and Jill family bathroom.

The property is only a couple of minutes drive from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, pubs, restaurants and the well known Clifford gym, as previously mentioned there are excellent schools for younger children on the doorstep with schools for older children being only a short distance away, there are healthcare and other sports facilities including several local golf courses and the West Park Leisure Centre and adjoining playing fields and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator and door to:

### Lounge

14'10 x 12' approx (4.52m x 3.66m approx)

Laminate flooring, double glazed window to the front, radiator, TV point and door to kitchen.

### Kitchen Diner

19'2 x 15'3 max (5.84m x 4.65m max)

Double glazed patio doors to the rear, double glazed window to the rear, tiled flooring, wall and base units with work surfaces over, inset stainless steel sink and drainer, four ring gas hob, integrated electric oven and extractor over, breakfast bar, radiator, plumbing for a washing machine and dishwasher, space for a tumble dryer.

### Ground Floor w.c.

Low flush w.c., tiled floor, wash hand basin and extractor fan.

### First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

### Bedroom 1

11' x 9'1 approx (3.35m x 2.77m approx)

Double glazed window to the rear, radiator, walk-in wardrobe and door to the bathroom.

### Bedroom 2

10'5 x 7'11 approx (3.18m x 2.41m approx)

Double glazed window to the front and a radiator.

### Bedroom 3

7' x 6'8 approx (2.13m x 2.03m approx)

Double glazed window to the front and a radiator.

### Bathroom

Panelled bath, low flush w.c., vanity wash hand basin, single shower cubicle, wall mounted shower, part tiled walls and extractor fan. Access to the master bedroom.

### Outside

Driveway at the side providing off road parking with a gate

to the rear garden.

The rear garden is laid mainly to lawn, patio and enclosed with panelled fencing.

### Office

14'5 x 7'2 approx (4.39m x 2.18m approx)

With power, lighting and laminate flooring.

### Directions

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

8501AMCO

### 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, 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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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.