

Thorpe Leys,
Long Eaton, Nottingham
NG10 1EU

£260,000 Freehold

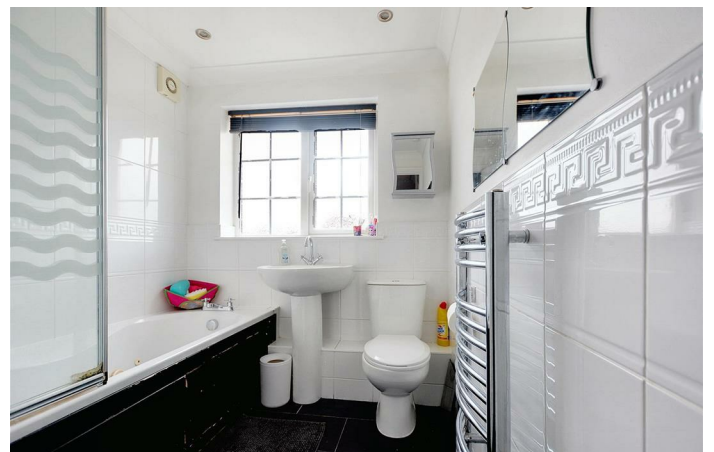


AN EXTENDED FOUR BEDROOM SEMI DETACHED HOME WITH AN EN-SUITE AND GARAGE

This is truly an immaculate extended semi detached property which now provides enlarged four bedroom accommodation at the first floor level and further living accommodation on the ground floor. This extended home offers over 1150 sqft of accommodation and is ideal size for a family home. The property is situated in a very popular area on the outskirts of Long Eaton providing great access to the town centre and just a short drive from the Train Station.

The spacious accommodation is tastefully decorated throughout and derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a reception hall that leads to the main lounge which has a feature flame effect gas fire which in turn leads through to the dining area off which there is the kitchen and the second sitting room area which has double opening French style doors leading out to the rear garden. At the rear of the accommodation on the ground floor there is a utility room and ground floor w.c. To the first floor there is the landing area which has pine doors leading through to the four bedrooms - three of which are double rooms, the master bedroom having a shower room EN-SUITE and then there is the main bathroom complete with a shower over the bath position. Outside there is an integrated GARAGE.

Being situated on the popular Fields Farm development, this ideal family home is well placed for easy access to the Asda, Tesco, Aldi and Lidl stores and all the other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, Long Eaton Station which is literally only a few minutes walking distance away, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

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

Lounge

14'2" x 12' approx (4.32m x 3.66m approx)

Double glazed window to the front, flame effect gas fire, coving to the ceiling and understairs storage cupboard. Open through into:

Kitchen Diner

15'2" x 8'8" approx (4.62m x 2.64m approx)

Wall and base units with roll edged work surfaces over, inset stainless steel sink and drainer, integrated electric double oven, space for a fridge freezer and dishwasher.

Sitting Room

13' x 7'9" approx (3.96m x 2.36m approx)

Double glazed patio doors to the rear, radiator, spotlights to the ceiling, access to:

Utility Room

Double glazed window and door to the rear, tiled flooring, circular sink and a radiator.

Cloaks/w.c.

Low flush w.c., wash hand basin, double glazed window to the rear and a radiator.

First Floor Landing

With loft access hatch and doors to:

Bedroom 1

11' x 10'3" approx (3.35m x 3.12m approx)

Double glazed window to the front, radiator, coving to the ceiling and door to:

En-Suite

Double glazed window to the rear, chrome heated towel rail, double shower cubicle with wall mounted shower, pedestal wash hand basin, low flush w.c., part tiled walls.

Bedroom 2

11'2" x 8'8" approx (3.40m x 2.64m approx)

Double glazed window to the front and a radiator.

Bedroom 3

7'5" x 11'10" approx (2.26m x 3.61m approx)

Double glazed window to the rear and a radiator.

Bedroom 4

5'2" x 7'6" approx (1.57m x 2.29m approx)

Double glazed window to the rear and a radiator.

Bathroom

A white three piece suite including a panelled bath, pedestal wash hand basin, low flush w.c., part tiled walls, UPVC double glazed window and chrome heated towel rail.

Outside

To the front of the property there is a block paved driveway offering off road parking and leading to the front door and integral garage.

The rear garden is low maintenance and has a patio area with fencing to the boundaries.

Garage

Single garage with power and lighting.

Directions

From the centre of Long Eaton head out along Main Street and at the island by the Tappers Harker continue directly across and onto Fields Farm Road. Upon reaching the new estate take the second turning on the left onto Bosworth Way, first left onto Fosbrooke Drive and left again into Thorpe Leys.
8587AMMP

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, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

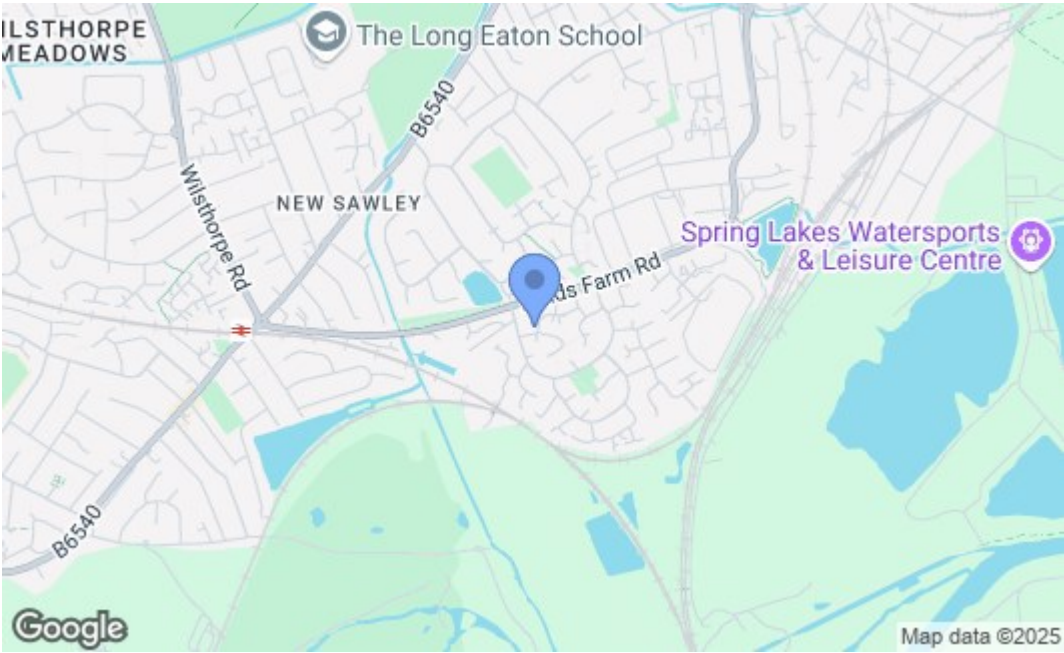
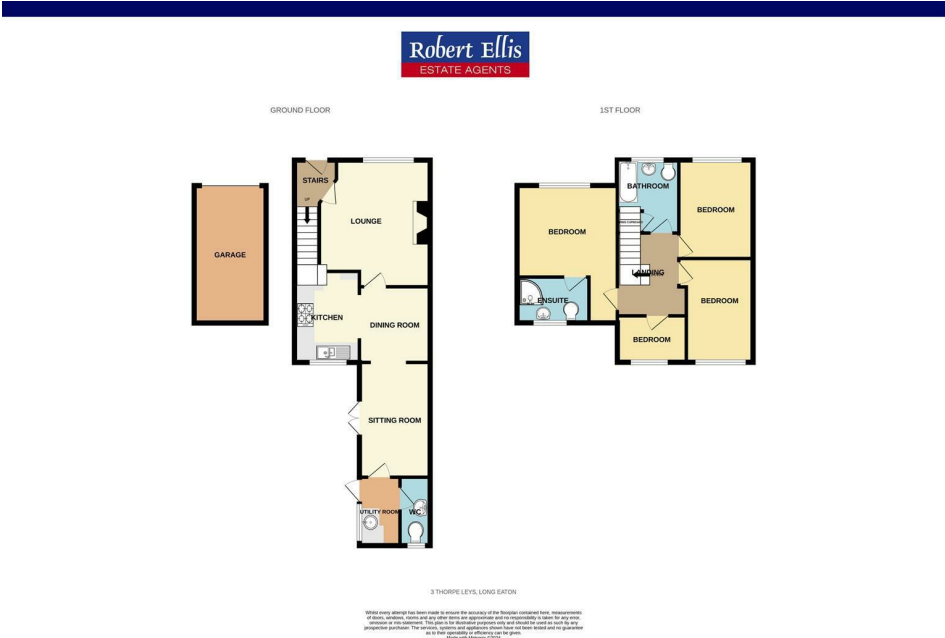
Flood Defenses – No

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		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.