

Elgar Drive,  
Long Eaton, Nottingham  
NG10 3PY

**Price Guide £280-290,000**  
**Freehold**



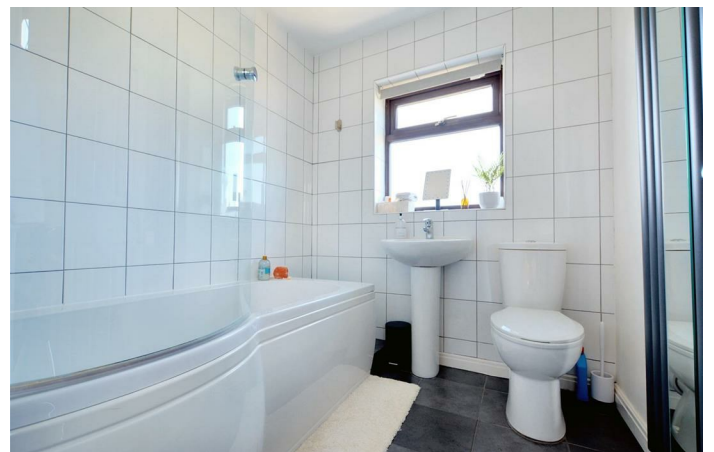
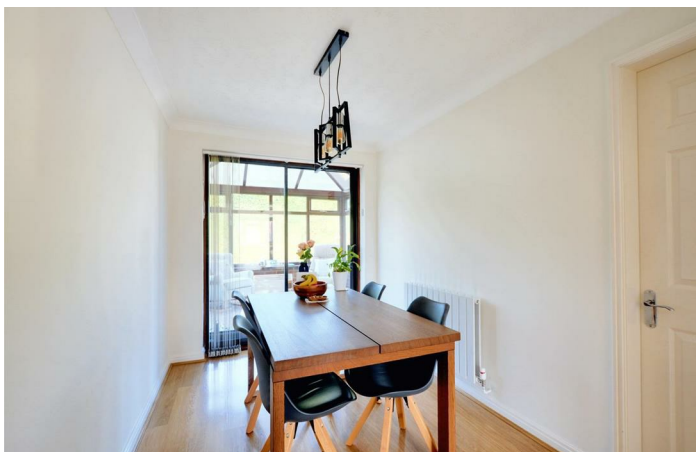


A VERY WELL PRESENTED THREE BEDROOM DETACHED HOME WHICH HAS A PRIVATE REAR GARDEN AND IS POSITIONED IN A QUIET CUL-DE-SAC IN THIS VERY POPULAR AND CONVENIENT RESIDENTIAL LOCATION.

WHAT A STUNNER! The property has been upgraded and modernised throughout and must be viewed! Having parking at the front and side for several vehicles, this detached property provides an ideal family home which is well placed for all the amenities and facilities provided by the surrounding area and easy access to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live. For the size of the accommodation included and the privacy of the rear garden to be appreciated, we strongly recommend that all interested parties do take a full internal inspection so they are able to see the whole property for themselves.

The property was originally built by Redrow Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the house includes a reception hall with lounge with a box bay window to the front and from the lounge open to the dining area which in turn has sliding doors leading to the conservatory. The kitchen is well fitted with wall and base units and to the first floor there are three good size bedrooms, the main bedroom having an en-suite shower room and the main family bathroom which has recently been re-fitted with a white suite and is fully tiled to the walls. Outside there is off the road parking to the front and side of the house, a lawned garden to the front and at the rear a most private garden which is mainly lawned and has various patio, decking and seating areas and is kept private by hedging and wooden fencing to the boundaries.

The property is well placed for the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there is a Sainsbury's convenience store on Tamworth Road and more shops found in Sawley, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, walks at the picturesque Trent Lock and in the nearby countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

7'0" x 5'2" approx (2.15m x 1.6m approx)

UPVC double glazed wood effect door and window to the front, wooden flooring, ceiling light, stairs to the first floor, radiator and door to:

### Lounge

12'1" x 17'3" approx (3.69m x 5.26m approx)

UPVC double glazed wood effect box bay window to the front, wooden flooring, coving to the ceiling, wall mounted double radiator and open to:

### Dining Room

11'0" x 7'2" approx (3.36m x 2.19m approx)

UPVC double glazed sliding doors to the conservatory, wooden flooring, ceiling light, coving to the ceiling and a double wall mounted modern radiator.

### Conservatory

9'2" x 8'0" approx (2.81m x 2.46m approx)

UPVC double glazed wood effect windows and French doors to the rear garden, dwarf brick walls, polycarbonate roof and wall mounted electric storage heater.

### Kitchen

8'4" x 11'5" approx (2.55m x 3.5m approx)

UPVC double glazed wood effect window to the rear, feature tiled flooring, wall, base and drawer units to three walls with work surface over, four ring gas hob with a Samsung oven, tiled splashback and extractor above, inset composite 1½ bowl sink with drainer and copper swan neck mixer tap, USB plug sockets, ceiling light and large understairs cupboard, space for a washing machine and dishwasher.

### First Floor Landing

6'3" x 11'0" approx (1.93m x 3.37m approx)

UPVC double glazed wood effect window to the side, new plush cream carpet, storage cupboard, loft access hatch and doors to:

### Bedroom 1

8'10" x 13'1" approx (2.7m x 4m approx)

UPVC double glazed wood effect window to the front, wall mounted modern radiator, new plush cream carpet, Phillips hue ceiling light, USB plug sockets and door to:

### En-Suite

2'11" x 5'6" approx (0.9m x 1.69m approx)

Obscure UPVC double glazed wood effect window to the rear, tiled flooring, tiled walls, extractor fan, low flush w.c., pedestal wash hand basin, enclosed shower cubicle with mains fed shower and having glazed sliding door, LED recessed ceiling spotlight.

### Bedroom 2

8'10" x 9'10" approx (2.71m x 3m approx)

UPVC double glazed wood effect window to the rear, new cream plus carpet, Phillips hue ceiling light, wall mounted modern radiator and plug socket with USB point.

### Bedroom 3

6'4" x 8'6" approx (1.94m x 2.6m approx)

UPVC double glazed wood effect window to the front, new plush cream carpet, wall mounted double radiator, Phillips hue ceiling light and TV point.

### Bathroom

7'4" x 8'11" approx (2.24m x 2.74m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, tiled walls, ceiling light, extractor fan, tall anthracite grey wall mounted radiator, low flush w.c., pedestal wash hand basin and mixer tap, P shaped panelled bath with glazed screen and mains fed shower above and towel rail.

### Outside

To the front of the property there is a tarmacadam driveway leading to the garage, lawned garden with blossom tree and hedging, paving to the front door.

The rear garden has a large patio area, perfect for alfresco dining with steps down to a lawn with a small brick wall and decked area, fencing to both sides of the boundary and hedging to the rear, making it a very private garden.

### Garage

12'5" x 13'9" approx (3.8m x 4.2m approx)

Space for a tumble dryer and free standing fridge freezer, metal up and over door to the front, door to the rear, power and light.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin and first right into Elgar Drive. 8571AMJG

### 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, Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

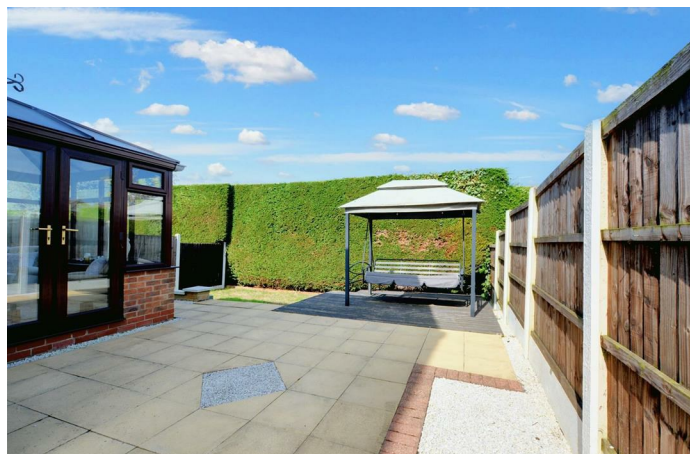
Any Legal Restrictions – No

Other Material Issues – No

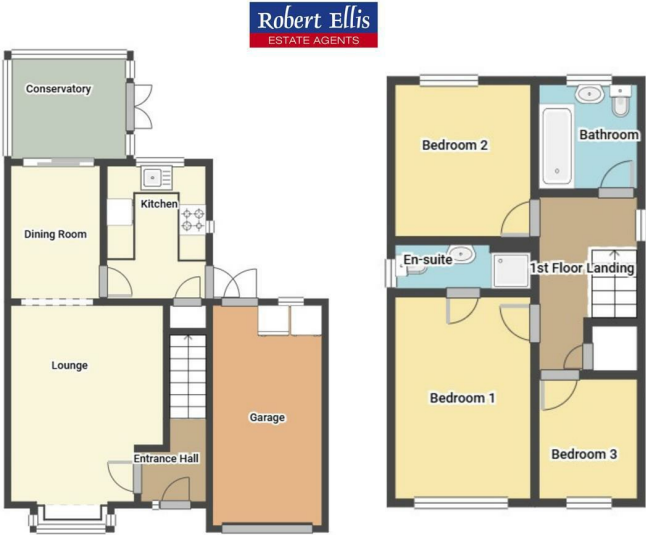
### Conservatory

9'2" x 11'5" approx (2.79m x 3.48m approx)

A brick built conservatory with sliding doors and French door to the rear garden. With uPVC double glazed windows overlooking the garden, electric heater and ceiling light.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(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.