



Grampian Way,  
Long Eaton, Nottingham  
NG10 4PG

**Price Guide £240-250,00**  
**Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE OFFERING EXTENDED ACCOMMODATION, FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market this semi detached situated in the popular location of Grampian Way with a detached garage. Set within a cul-de-sac, this spacious three-bedroom semi-detached home offers a lovely space with multi fuel burner in the house and recently refitted bathroom. The property boasts ample off-road parking and a single garage, providing both convenience and potential. The interior is perfect for a growing family. With proximity to local amenities, schools, and transport links, this home presents an ideal canvas for buyers looking to create their dream residence in a sought-after location. The property is ideally located for access to Long Eaton town centre in addition to the M1 and A52 providing access to Derby and Nottingham. The property arrives to the market with the huge bonus of offering no onward chain.

This semi detached home is a perfect opportunity for anyone looking to place their own mark on a property. The properties accommodation briefly compromises of: a hallway leading to the lounge, kitchen and stairs to the first floor. The lounge is a fantastic size and is open to the conservatory, leading to the rear garden. To the first floor, there are three bedrooms and a modern bathroom. There is a single garage to the rear with a good amount of off road parking available and the rear garden is a private and more than adequate size with a lawn and patio.

The property is within easy reach of the town centre where there are Asda and Tesco superstores along with many other retail outlets as well as pubs with Eaton Grange pub and carvery being on the doorstep, there are excellent schools for all ages which are only a few minutes walk away, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

5'9" x 3'2" approx (1.77m x 0.97m approx)

Wooden front door, ceiling light and tiled flooring. Open to:

### Entrance Hall

5'9" x 5'1" approx (1.77m x 1.57m approx)

Ceiling light, wall mounted radiator, tiled floor, stairs to the first floor and doors to:

### Kitchen

8'9" x 6'5" approx (2.68m x 1.96m approx)

UPVC double glazed window to the front, wall mounted radiator, tiled floor and ceiling light. With a range of wall, base and drawer units to two walls with black roll edged work surface and grey tiled splashbacks, four ring electric hob with stainless steel splashback and extractor fan over, built-in oven, space for a fridge freezer and washing machine, inset stainless steel sink and drainer with swan neck mixer tap over, wall mounted boiler.

### Lounge/Diner

15'2" x 17'3" approx (4.64m x 5.26m approx)

Wooden single glazed window into the conservatory, wooden flooring, two ceiling lights, understairs cupboards, dado rail, wall mounted radiator, TV point and a multi fuel burner with a slate hearth. Open to:

### Conservatory

12'8" x 9'4" approx (3.88m x 2.85m approx)

UPVC double glazed French doors to the rear garden, UPVC double glazed windows, vaulted roof, tiled floor and ceiling light.

### First Floor Landing

5'5" x 10'4" approx (1.67m x 3.17m approx)

Carpeted flooring, ceiling light, loft access hatch and airing/storage cupboard. Doors to:

### Bedroom 1

11'8" x 8'11" approx (3.58m x 2.74m approx)

UPVC double glazed window to the rear, carpeted flooring, wall mounted radiator and ceiling light.

### Bedroom 2

8'11" x 10'8" approx (2.73m x 3.27m approx)

UPVC double glazed window to the front, carpeted flooring, wall mounted radiator and ceiling light.

### Bedroom 3

6'10" x 6'1" approx (2.09m x 1.87m approx)

UPVC double glazed window to the rear, painted floorboards, wall mounted radiator and ceiling light.

### Bathroom

5'6" x 6'3" approx (1.69m x 1.91m approx)

Obscure UPVC double glazed window to the front, ceiling light, slate tiled floor, recently re-fitted with contemporary fittings having a large floor standing bath with a wall tap and hand held shower attachment, low flush w.c., pedestal wash hand basin with vanity cupboard.

### Outside

To the front of the property there is a lawned area and established shrubs for privacy. To the left hand side there is a driveway in front of the garage for at least two vehicles.

To the rear the garden is fully enclosed and private being mainly laid to lawn with hedging to two boundaries, patio area and shed for storage.

### Garage

17'8" x 14'3" approx (5.39m x 4.36m approx)

Brick built detached garage with an up and over door, light and power.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. Take the left hand turning into Cheviot Road following the road round where Grampian Way can be found just after the bend on the left.

### Council Tax

Erewash Borough Council Band

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

CONSERVATORY

LOUNGE/DINER

HALLWAY

KITCHEN

PORCH

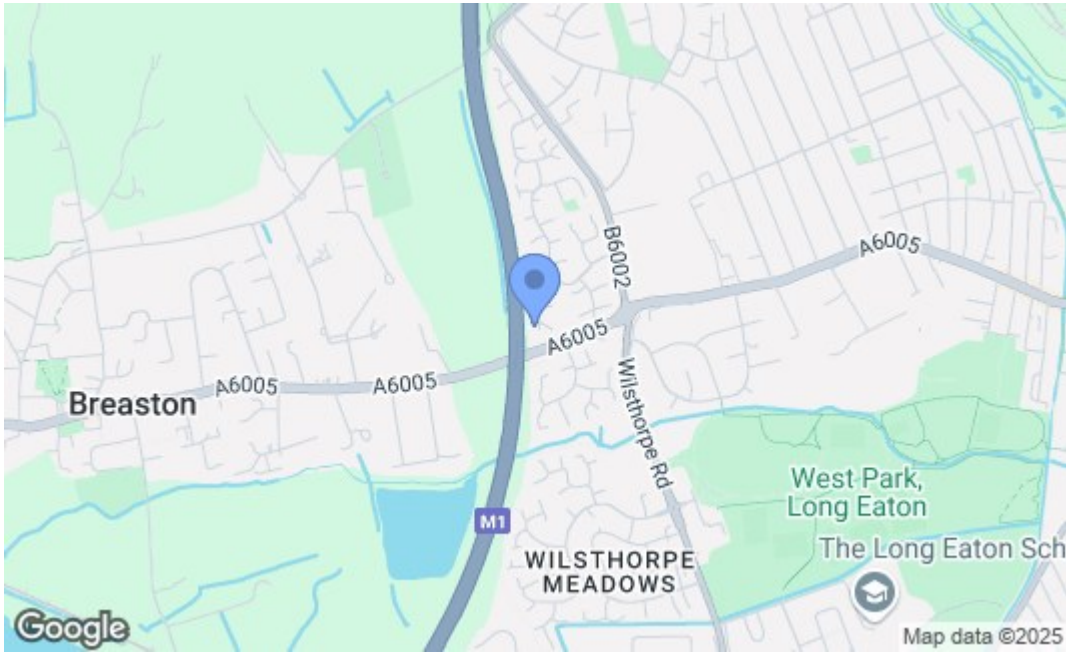
BEDROOM

BEDROOM

BEDROOM

BATHROOM

Small text disclaimer at the bottom of the floor plan area.



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