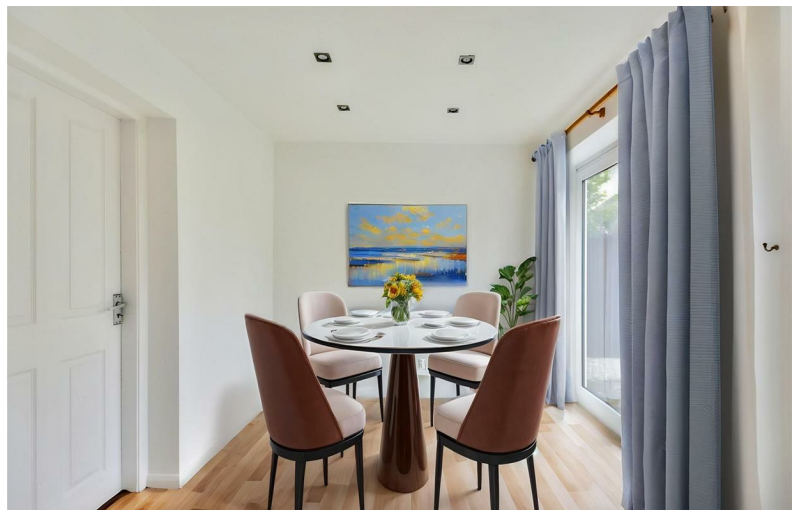
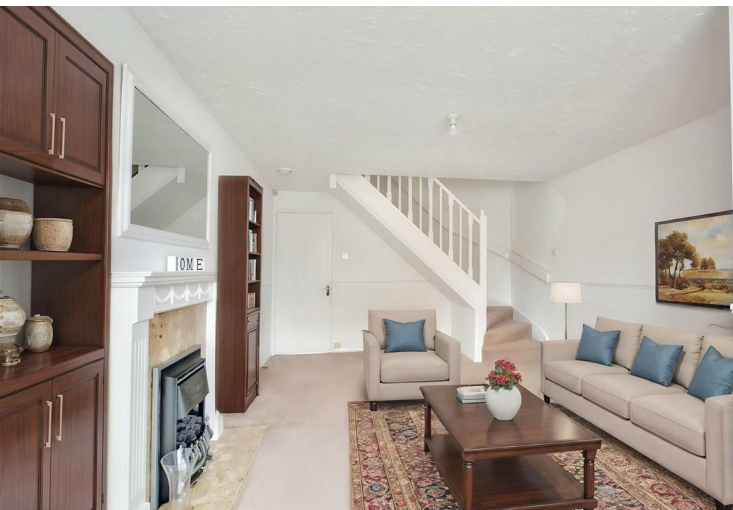


# Robert Ellis

*look no further...*



Shilling Way,  
Long Eaton, Nottingham  
NG10 3QN

**O/I/R £265,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



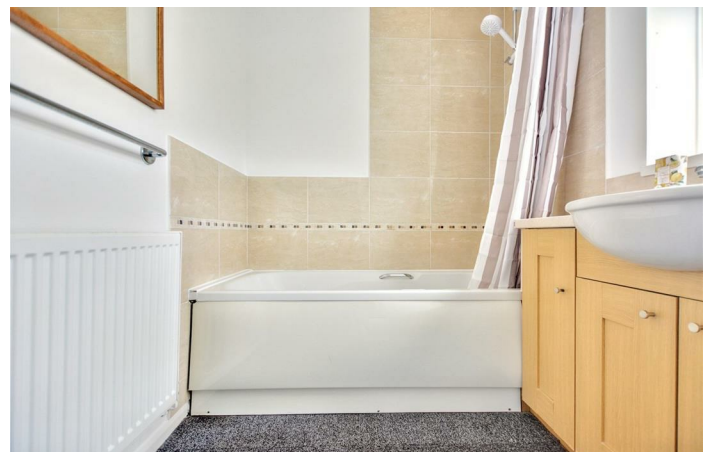


THIS IS A THREE BEDROOM SEMI DETACHED HOUSE WHICH IS TASTEFULLY FINISHED THROUGHOUT AND IS NOW READY FOR IMMEDIATE OCCUPATION.

Being located on Shilling Way in the heart of the Pennyfields development, this three bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is easy to maintain and convenient for the local amenities and facilities provided by the area. The property is being sold with the benefit of NO UPWARD CHAIN and as people will see when they view, it has been recently re-decorated throughout and is therefore ready for immediate occupation by a new owner. The property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area which includes 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 David Wilson Homes and has an attractive appearance, being constructed of facia brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of having gas central heating with a relatively new boiler having been fitted and double glazing throughout and includes a reception hall, from which a door takes you to the lounge/sitting room, the extended dining kitchen is positioned at the rear of the house and the kitchen area is fitted with wood grain effect Shaker style units and there are patio doors leading out to the rear garden. To the first floor the landing leads to three good size bedrooms, two of which have ranges of fitted bedroom furniture and the bathroom which has a white suite complete with a shower over the bath. Outside there is a part integral garage/store which can be accessed from both the front and internally via a door into the living accommodation, there is a drive and lawn at the front of the house and at the rear a private, sunny garden with a lawn having borders and fencing to the sides.

The property is within easy reach of Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Tesco Express close to the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within walking distance of the property and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Reception Hall

Hardwood front door with two inset double glazed leaded panels, radiator, wall mounted electric consumer unit and a cloaks hanging area with basket shelving above.

### Lounge/Sitting Room

16'5 plus bay x 11'5 approx (5.00m plus bay x 3.48m approx)  
Double glazed bay window to the front, coal effect gas fire set in an Adam style surround with a marble inset and hearth, two radiators, dado rail to the walls and stairs with balustrade leading to the first floor from the lounge.

### Dining Kitchen

20'6 x 7'8 approx (6.25m x 2.34m approx)  
The extended dining kitchen has wood grain effect Shaker style units with brushed stainless steel fittings in the kitchen area and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards and spaces for an automatic washing machine and dishwasher below, plumbing and space for an upright gas cooker, second L shaped work surface with cupboards, drawers, spaces for a fridge, freezer and a bin beneath, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, Ideal boiler housed in a matching eye level wall cupboard, double glazed window with a fitted blind to the rear and a half double glazed door leading out to the rear garden from the kitchen area.

From the dining area, there are double glazed patio doors leading out to the rear garden, a radiator, recessed lighting to the ceiling and an internal door to the garage/store.

### First Floor Landing

Hatch leading to the part boarded loft, airing/storage cupboard housing the copper lagged tank with an immersion heater and shelving in the cupboard.

### Bedroom 1

12'6 x 11'2 approx (3.81m x 3.40m approx)  
Double glazed window to the front, range of three fitted wardrobes providing shelving and hanging space with six drawers to one side, further drawer units to either side of the bed position, radiator and a TV point.

### Bedroom 2

9'2 x 7'4 approx (2.79m x 2.24m approx)  
Double glazed windows to the front and side, range of wardrobes with sliding doors having a mirrored panel to the centre door, the wardrobes provide shelving and hanging space, radiator and a TV point.

### Bedroom 3

9'4 x 8'4 approx (2.84m x 2.54m approx)  
Double glazed window to the rear, radiator, built-in storage cupboard with shelving and a wall mounted shelf and hanging unit.

### Bathroom

The bathroom has a white suite including a panelled bath with chrome hand rails, a Mira electric shower over, tiling to three walls, hand basin with a mixer tap set on a surface with cupboards below and a low flush w.c. with a concealed cistern, opaque double glazed window, radiator with a rail over and a mirror to the wall above and an extractor fan.

### Garage/Store

8'3 x 7'9 approx (2.51m x 2.36m approx)  
The front part of the original garage has been retained for storage and has an up and over door to the front, fitted surface with space below for a tumble dryer, lighting and power points, fitted shelving to one wall and there is an internal door leading through into the dining kitchen.

### Outside

At the front of the property there is a drive and a path to the front door, a lawn with a hedge to the left hand boundary and a fence to the right hand side, there is an outside light by the front door and to the left of the property there is a path leading to the rear.

At the rear there is a slabbed path extending across the back of the house and this leads onto a lawn which has beds to the sides and fencing to the three boundaries. There is an external light, power point and an outside tap provided.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wiltsthorpe Road. At the mini island turn right onto Pennyfields Boulevard and right into Shilling Way.  
8662AMMP

### Council Tax

Erewash Borough Council Band C

### Agents Notes

There are AI images on this property.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 43mbps Ultrafast 1800mbps

Phone Signal – Ee, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

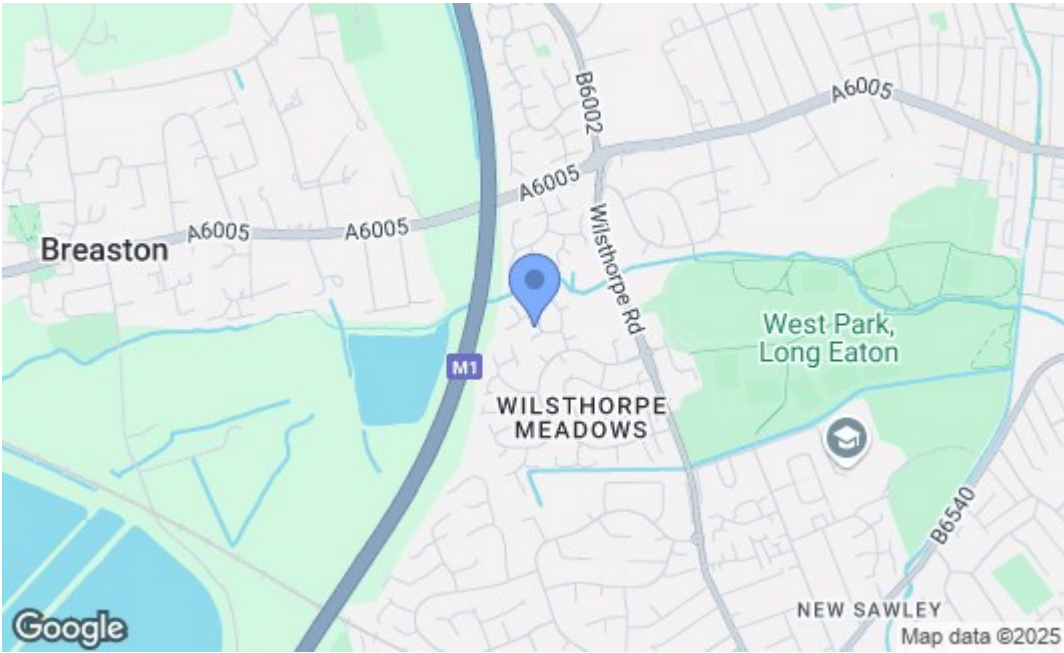
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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.