



Lathkilldale Crescent,  
Long Eaton, Nottingham  
NG10 3PD

**£225,000 Freehold**





THIS IS A WELL MAINTAINED THREE BEDROOM SEMI DETACHED PROPERTY, LOCATED ON ONE OF THE MOST SOUGHT AFTER ROADS WITHIN THE DALES ESTATE IN LONG EATON.

Being situated on Lathkilldale Crescent, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to a family who might require a three bedroom home close to excellent schools and other amenities. For the quality and size of the accommodation and length of the rear garden to be appreciated, we strongly recommend that all interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property was originally built by Wimpey Homes and is a style of property that has been very popular for home owners and buyers over the years. Standing back from the road with a drive to the left hand side of the property which leads to the garage and provides off the road parking, the property is constructed of brick to the external elevations under a pitched tiled roof with dormer style windows to both the front and rear. The tastefully finished accommodation derives all the benefits of gas central heating and double glazing and is entered through a fairly new style composite front door which leads into the reception hall. The ground floor accommodation includes a lounge which is located at the front of the house, dining room which has patio doors leading out to the private rear garden and well fitted kitchen. To the first floor there are three bedrooms, the main bedroom having fitted wardrobes and drawers, and the fully tiled bathroom which has a white suite complete with a shower over the bath position. Outside there is a good size detached brick garage which is positioned to the rear of the property, at the front there is a lawned garden and at the rear there is a long garden which is lawned with beds to the sides, patio at the rear of the house and a decked seating area with the garden being kept private by having quality fencing to the left and rear boundaries and screening to the right hand boundary.

Located on the very popular Dales Estate, the property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities and excellent transport links which include Long Eaton which is only a few minutes walk from the property, junctions 24 and 25 of the M1, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Reception Hall

Stylish composite front door with arched double glazed inset panel and opaque double glazed panel to the side, stairs with balustrade to the first floor and cupboard under, cornice to the wall and ceiling, double radiator and pine door with two inset glazed panels leading into the kitchen.

## Lounge

12'10" x 10'3" approx (3.91m x 3.12m approx)

Double glazed window to the front, double radiator, two wall lights and cornice to the wall and ceiling.

## Dining Room

10'7" x 8'9" approx (3.23m x 2.67m approx)

Double glazed patio doors to the rear, radiator and cornice to the wall and ceiling.

## Kitchen

10'7" x 7'4" approx (3.23m x 2.24m approx)

The kitchen is fitted with a 1½ bowl sink with mixer taps set in a work surface which extends to three sides and beneath the work surface areas there is space for a fridge and freezer and cupboards, space and plumbing for a gas oven, further work surface with drawers and space for an automatic washing machine below, matching eye level wall cupboards and shelving, walls fully tiled and tiled flooring, double glazed windows to the side and rear, wall mounted boiler and pine door with two inset glazed panels leading into the dining room.

## First Floor Landing

Double glazed window to the side, hatch to loft, balustrade continued from the stairs onto the landing and pine panelled doors to:

## Bedroom 1

13' x 10' approx (3.96m x 3.05m approx)

Double glazed window to the front, range of wardrobes including drawers extending to two walls, radiator and cornice to the wall and ceiling.

## Bedroom 2

10'9" x 10' approx (3.28m x 3.05m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

## Bedroom 3

9'8" x 6'5" approx (2.95m x 1.96m approx)

Double glazed window to the front and radiator.

## Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with central mixer taps and hand held shower with a 'Mira' electric shower over with a protective screen, wall mounted

wash hand basin with mixer tap, low flush w.c., radiator with rail over, opaque double glazed window, cornice to the wall and ceiling and recessed spotlights to the ceiling.

## Outside

At the front of the property there is a lawned garden with a hedge to the front boundary, driveway providing off the road car standing and this leads through a gate to the rear where there is further car standing and the drive leads to the garage. At the rear of the house there is a patio from which there is a path leading to the bottom of the garden and to the right of the path there is a lawn with beds to the side, behind the garage there is a wildflower garden and at the bottom of the garden there is a large decked area. There is fencing to the left and rear boundaries and screening to the right hand boundary.

## Garage

20' x 10' approx (6.10m x 3.05m approx)

There is a large brick detached garage situated to the rear of the house and this has an up and over door at the front and UPVC door to the side. The garage has power and lighting provided.

## Directions

Proceed out of Long Eaton along Derby Road, turning left at the traffic lights onto Wilsthorpe Road. Proceed over the first mini traffic island, at the next traffic island take the right hand turning into Dovedale Avenue. Follow the road round taking the right hand turning into Ribblesdale Road and left into Lathkilldale Crescent where the property is located on the right hand side.

## 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 7mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

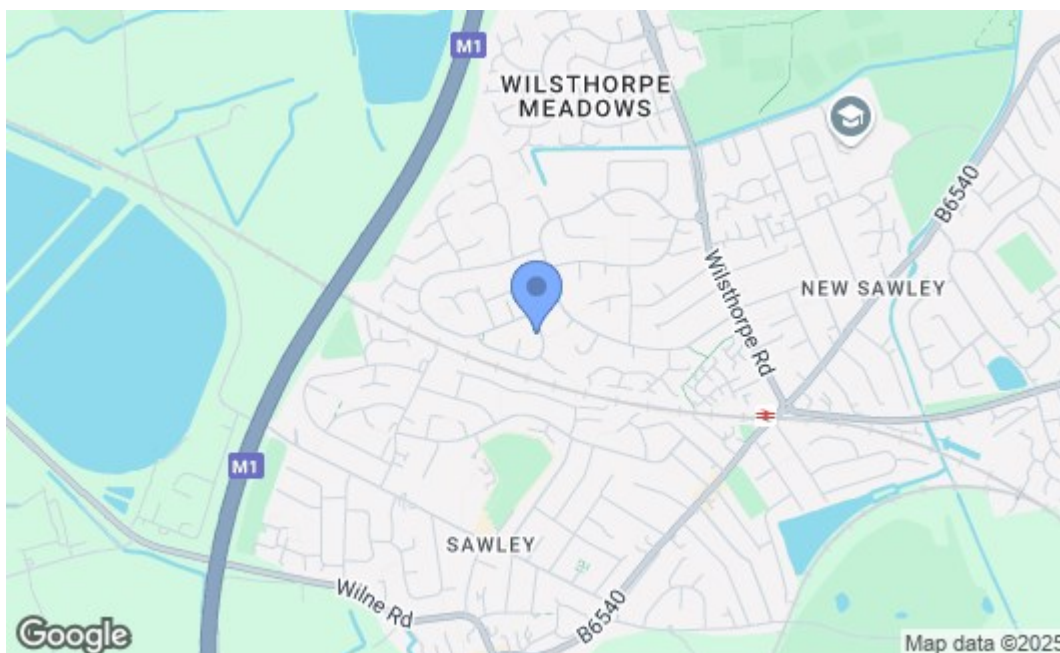
Flood Defenses – No



Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>68</p>	<p>82</p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		<p>EU Directive 2002/91/EC</p> 	
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

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