



Windermere Road,  
Long Eaton, Nottingham  
NG10 4DQ

**£225,000 Freehold**





A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH ENCLOSED, MATURE GARDENS, BEING SITUATED WITHIN THE HEART OF LONG EATON TOWN.

Robert Ellis are delighted to bring to the market this superb example of a semi-detached property situated within Long Eaton. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers including first time buyers, families and people who are looking to downsize alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge and open plan kitchen/diner. To the first floor the landing leads to three generously sized bedrooms and a three piece family shower room. To the front, there is a mature garden filled with flowers set away from the road via a wooden gate with access to the side and into the rear garden through another wooden gate. To the rear, there is an enclosed and mature garden with turf, flower beds and a wooden summerhouse.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station.





### Entrance Hallway

Composite front door, luxury vinyl tile flooring, radiator, textured ceiling, ceiling light.

### Lounge

13'0 x 10'8 (3.96m x 3.25m)

uPVC double glazed window overlooking the front, carpeted flooring, gas fire, radiator, textured ceiling, ceiling light.

### Kitchen/Diner

10'0 x 19'3 (3.05m x 5.87m)

uPVC double glazed windows overlooking the rear with uPVC double glazed door leading to the rear garden, tiled flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light, space for washing machine, space for freestanding cooker, space for fridge/freezer.

### Landing

uPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'0 x 12'9 (3.05m x 3.89m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, textured ceiling, ceiling light.

### Bedroom Two

10'8 x 8'11 (3.25m x 2.46m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, textured ceiling, ceiling light.

### Bedroom Three

8'5 x 7'6 (2.57m x 2.29m)

uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, textured ceiling, ceiling light.

### Family Shower Room

5'0 x 7'3 (1.52m x 2.21m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, radiator, WC, top mounted sink, double enclosed shower unit, textured ceiling, ceiling light.

### Outside

To the front of the property there is a mature garden filled with flowers and separated from the pavement via a wooden gate and fence with access to the side through another wooden gate. To the rear there is an enclosed large garden with mature flower beds, turf and a wooden summerhouse.

### Directions

Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right onto Briar Gate. At the end turn right onto Grasmere Road, second left onto Windermere Road where the property can be found on the left hand side.

8686RS

### 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 AND VIRGIN

Broadband Speed -

Standard 18 mbps

Superfast -

Ultrafast 1800 mbp

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

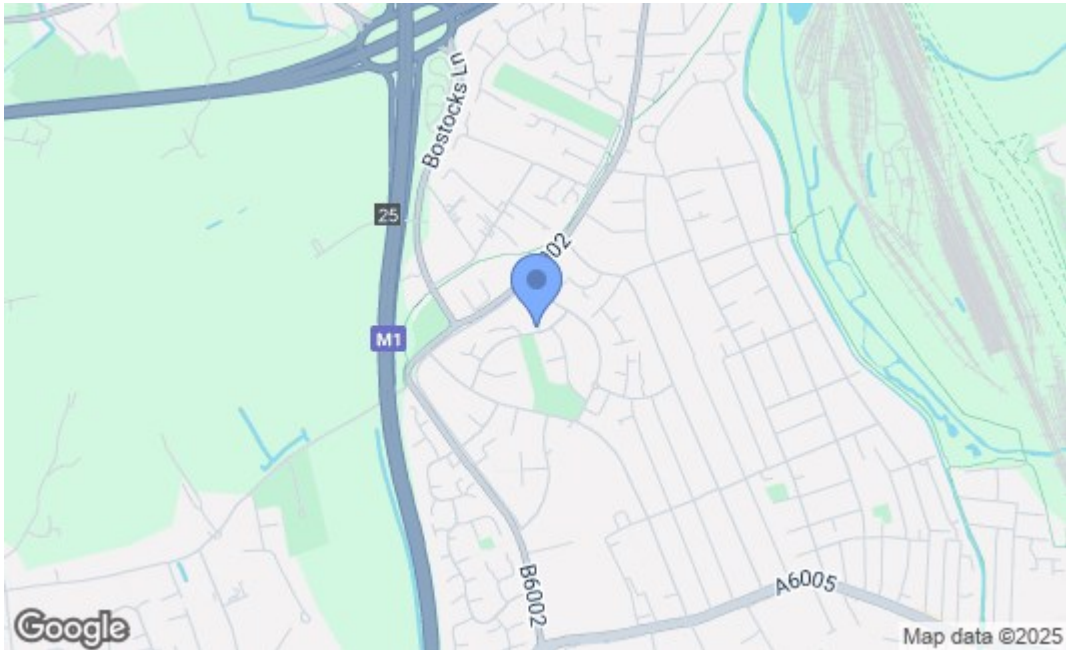
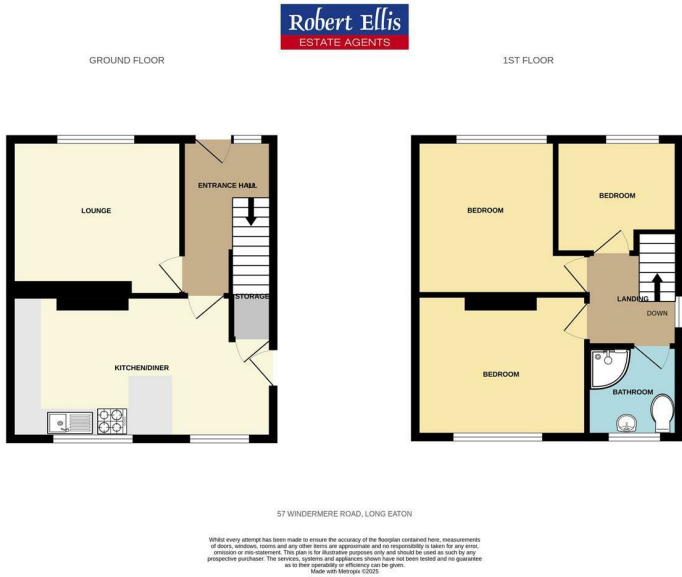
Flood Defenses – No

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		
(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.