

Windermere Road,  
Long Eaton, Nottingham  
NG10 4DL

**£250,000 Freehold**





A WELL PRESENTED, EXTENDED THREE BEDROOM DETACHED HOUSE SITUATED ON A SPACIOUS CORNER PLOT WITH AMPLE OFF STREET PARKING, CONCRETE SECTION GARAGE AND ENCLOSED WALLED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this fantastic example of a three bedroom detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout and would suit a wide range of buyers such as first time buyers and growing families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, bay fronted lounge and open plan extended kitchen/dining/ living room to the rear with French doors overlooking and leading to the garden. To the first floor, the landing leads to three generously sized bedrooms and a three piece family bathroom suite. To the front, the property benefits ample off street parking with a turfed garden. There is access to the sides of the property with a large walled garden to the rear complete with a patio area, turf, flower beds and concrete section garage.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. 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 local train stations just a short drive away.



### Entrance Hall

uPVC double glazed front door with window overlooking the side, vinyl flooring, painted plaster ceiling, ceiling light.

### Lounge

14'9 × 10'7 (4.50m × 3.23m)

uPVC double glazed bay window overlooking the front, laminate flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Kitchen/Dining/Living Room

19'7 × 18'2 (5.97m × 5.54m)

uPVC double glazed window overlooking the rear and French doors overlooking and leading to the rear garden, carpeted flooring, vinyl flooring, space for fridge/freezer, integrated electric oven, electric hob and overhead extractor fan, space for dishwasher, space for washing machine, painted plaster ceiling, spotlights, built in storage cupboard with wall mounted boiler.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, loft hatch, painted plaster ceiling, ceiling light.

### Bedroom One

10'3 × 10'9 (3.12m × 3.28m)

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

### Bedroom Two

9'1 × 9'6 (2.77m × 2.90m)

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

### Bedroom Three

6'3 × 8'7 (1.91m × 2.62m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'8 × 6'4 (2.03m × 1.93m)

uPVC double glazed patterned window overlooking the rear, vinyl flooring, WC, top mounted sink, bath with mixer tap and shower over the bath, heated towel rail, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is ample off street parking via a gravel driveway with a turfed garden. To the rear, an enclosed walled garden with a patio area, turf, flower beds and concrete section garage.

### Directions

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 51mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR

POORCH

ENTRANCE HALL

LOUNGE

LIVING KITCHEN

BEDROOM

BEDROOM

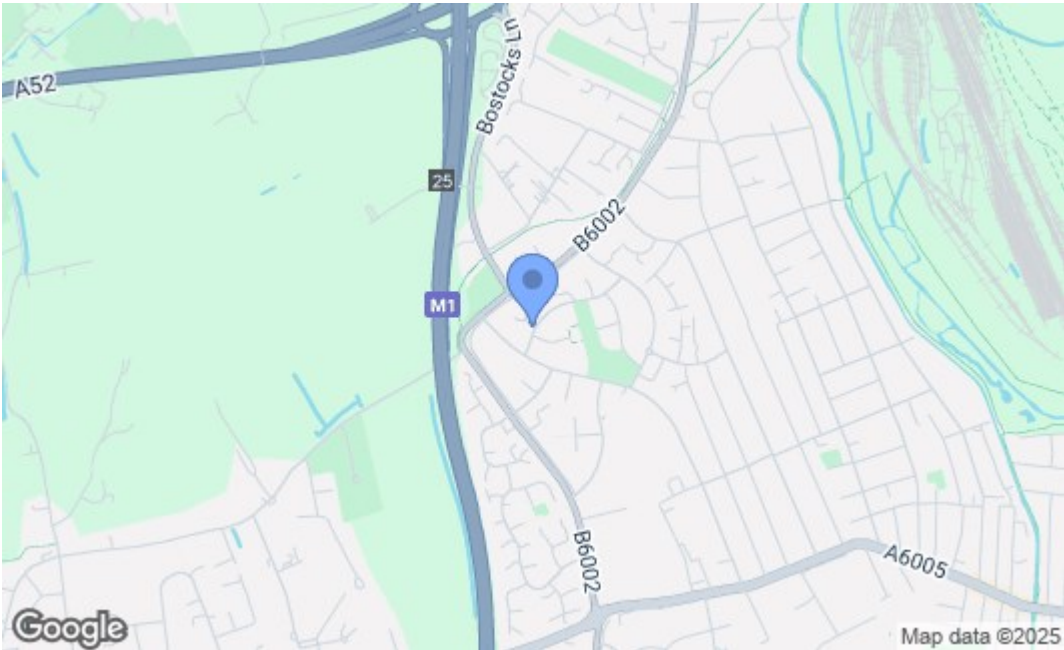
BEDROOM

BATHROOM

LANDING

UNDERWATER ROAD LONG EATON

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.



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		
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