



Sovereign Grove,
Long Eaton, Nottingham
NG10 3QL

O/I/R £310,000 Freehold



A DETACHED THREE BEDROOM HOUSE LOCATED ON THE EVER POPULAR PENNYFIELDS DEVELOPMENT ON A QUIET CUL DE SAC OPPOSITE THE ALLOTMENTS.

This is a great opportunity to acquire a well presented family home. The entrance porch provides access to the light and airy living area which benefits from a walk in bay window with shutters. The dining area is of a good size and there is access to the conservatory and kitchen. The conservatory overlooks the south facing garden. There is also a w.c to the ground floor. The first floor accommodation comprises of three bedrooms, there is modern fitted master ensuite and family bathroom.

The property offers a good level of privacy both to the front and rear elevation. There is a block paved driveway that provides off road parking for approximately two vehicles and access to the single garage. The single garage has an electric shutter and is with light and power. The rear garden has a paved patio and lawned area and is South facing.

The property is within easy walking distance of excellent local schools for all ages, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and shopping facilities can be found in Long Eaton town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets 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.



Porch

Composite door with decorative light panel within, door opening to:

Living Room

11'9" x 16'3" into bay approx (3.6m x 4.97m into bay approx)
UPVC double glazed walk-in bay window with fitted shutters to the front, two radiators, door to the dining room, door to the stairs leading to the first floor and door to:

Cloaks/w.c.

4'5" x 3'1" approx (1.37m x 0.95m approx)
Low flush w.c., wall mounted wash hand basin, radiator, extractor fan and wood effect vinyl flooring.

Dining Room

9'7" x 8'9" approx (2.94m x 2.69m approx)
UPVC double glazed French doors opening into the conservatory with fixed light panels either side, radiator, door to the kitchen.

Conservatory

8'8" x 13'0" approx (2.66m x 3.97m approx)
UPVC double glazed and brick construction with a glass roof, UPVC double glazed French doors to the rear garden, power and light and grey tiled floor.

Kitchen

9'9" x 8'9" approx (2.99m x 2.68m approx)
UPVC double glazed window to the rear, UPVC panel and glazed door to the rear, wall, base and drawer units with laminate work surfaces over, tiled splashbacks, inset composite 1 ¼ bowl sink and drainer, integrated gas hob, integrated single electric oven with extractor over, space for a tall fridge freezer, plumbing and spaces for a slim line dishwasher and washing machine, wall mounted combi boiler, radiator and grey vinyl flooring.

First Floor Landing

Obscure UPVC double glazed window to the side, storage cupboard with shelving, loft access hatch with pull down ladder to the part boarded and lit loft. Doors to:

Bedroom 1

11'7" x 10'7" max approx (3.55m x 3.23m max approx)
UPVC double glazed window to the rear, radiator and door to:

En-Suite

4'8" x 6'0" approx (1.44m x 1.84m approx)
Obscure UPVC double glazed window to the rear, enclosed shower cubicle with mains fed shower having a rainwater head and hand held shower, low flush w.c., vanity sink, tiled walls, ceiling spotlights, chrome heated towel rail, grey laminate flooring and an extractor.

Bedroom 2

10'7" x 11'4" max approx (3.23m x 3.46m max approx)
UPVC double glazed window to the front and a radiator.

Bedroom 3

9'0" x 7'3" approx (2.76m x 2.23m approx)
UPVC double glazed window to the front and a radiator.

Bathroom

8'11" x 5'0" approx (2.73m x 1.53m approx)
Obscure UPVC double glazed window to the rear, ceiling spotlights, extractor fan, three piece white suite comprising of a panelled bath with rainwater shower and hand held shower over and glazed protective screen, low flush w.c., vanity wash hand basin, chrome heated towel rail, tiled walls and grey laminate flooring.

Outside

There is a block paved driveway to the front providing off road parking for two vehicles, decorative chipped borders, hedge to the boundary and access to the garage.

To the rear there is a paved patio area, lawned garden, composite shed and a brick wall and fence to the boundaries and the garden is South facing.

Garage

15'10" x 7'7" approx (4.84m x 2.33m approx)
Single garage with an electric roller shutter door to the front, power and light and the consumer unit.

Directions

From Long Eaton town centre follow Derby Road continuing to the traffic island turning left into Wilsthorpe Road and right at the main island into Pennyfields Boulevard. Sovereign Grove is the first turning on the right hand side.
8768AMMH

Council Tax

Erewash Borough Council Band D

Additional Information

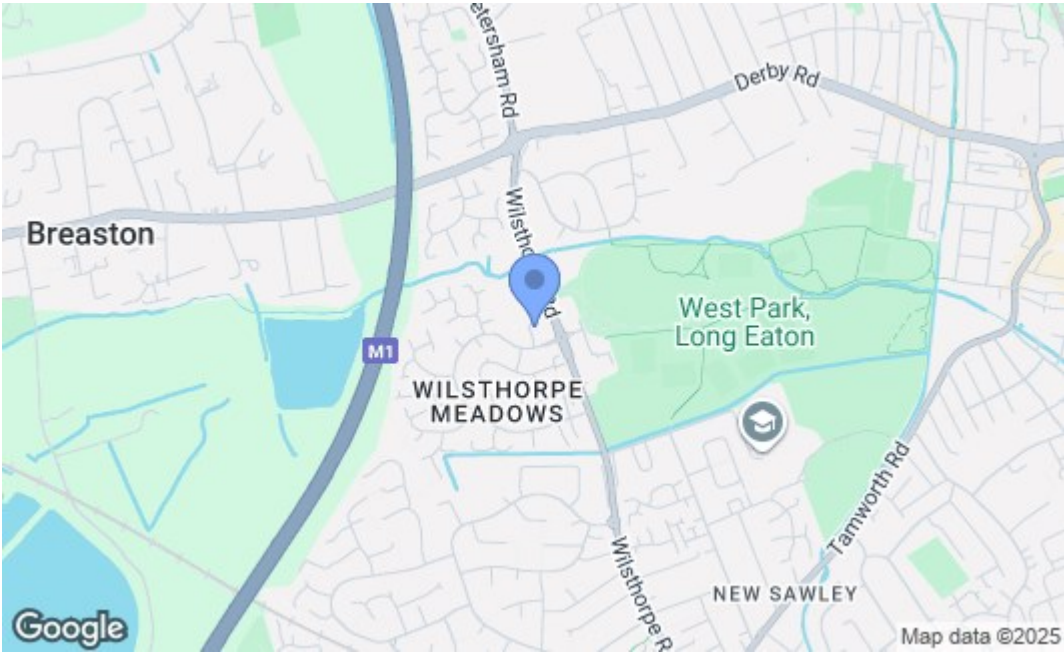
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 56mbps Ultrafast 180mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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