



Harlaxton Drive,  
Long Eaton, Nottingham  
NG10 2ER

**Price Guide £225-230,000**  
**Freehold**



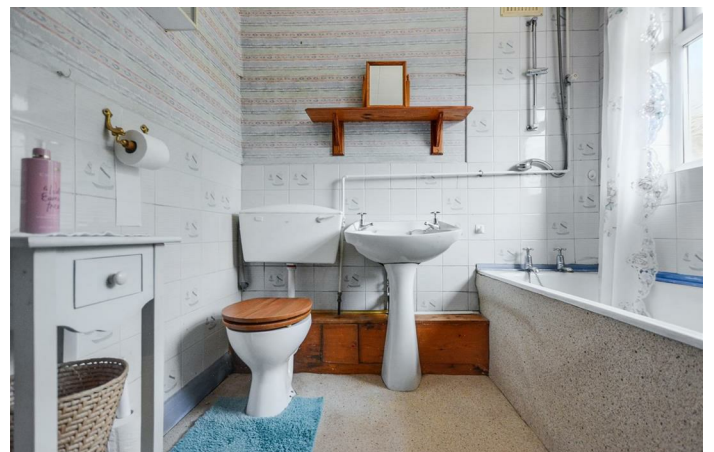


THIS IS A TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE SITUATED ON A MOST SOUGHT AFTER CUL-DE-SAC ON THE OUTSKIRTS OF LONG EATON.

Being located on the left hand side of Harlaxton Drive, this semi detached property provides the opportunity for a new owner to purchase a home and in time stamp their own mark. The property is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation and for the size and layout of the accommodation and privacy of the sunny rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to the local schools and many other amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Harlaxton Drive and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of having gas central heating, with a relatively new boiler having been installed, and double glazing and includes an open porch, reception hall, through lounge which includes a sitting and dining area and the kitchen which has ranges of wall and base units. To the first floor the landing leads to the three bedrooms, the bathroom which has a white suite with a shower over the bath and there is a separate fully tiled shower room with a mains flow shower system. Outside there is parking and a pebbled garden area at the front, a path leads down the left hand side of the house to the rear where the garden has several places to sit and enjoy outside living and is kept private by having fencing to the three boundaries with there also being a shed which will be included in the sale.

The property is only a short drive away from Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, with there also being a Tesco superstore on Swiney Way, Toton and various other retail outlets at the Chilwell Retail Parks which includes an M&S food store, TK Maxx and several coffee eateries, there are excellent schools for all ages within easy travelling distance of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston 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

Open porch with an arched entrance and Minton tiled flooring, opaque double glazed stained glass leaded front door with matching side panels leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, oak flooring, radiator, pine door leading to the through lounge and an arch to the kitchen.

### Lounge/Dining Room

26'4 plus bay x 11'3 to 10'6 overall (8.03m plus bay x 3.43m to 3.20m overall)

### Lounge

13'3 x 10'6' approx (4.04m x 3.20m' approx)

The lounge/sitting room area of this through room has a double glazed window to the rear, feature brick wall incorporating a fireplace and a wooden top plinth to one side, cornice to the wall and ceiling and an arch leading to:

### Dining Room

11'7 plus bay x 11'3 approx (3.53m plus bay x 3.43m approx)

Double glazed bay window to the front, pine panelling and a radiator to the chimney breast and cornice to the wall and ceiling.

### Kitchen

12'11 to 10' x 7' approx (3.94m to 3.05m x 2.13m approx)

The kitchen is fitted with a stainless steel sink with a mixer tap set in a work surface to two sides with cupboards and drawers below, space for an upright cooker and a work surface with cupboards under, work surface with space and plumbing below for an automatic washing machine, recess under the stairs for an upright fridge/freezer, two wall cupboards and shelving, radiator, double glazed windows to the rear and side and a half double glazed door leading out to the side of the property.

### First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing and a hatch to the loft.

### Bedroom 1

11'9 x 10'8 approx (3.58m x 3.25m approx)

Double glazed bay window to the front and a radiator.

### Bedroom 2

13'5 x 10'7 approx (4.09m x 3.23m approx)

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

### Bedroom 3

7'1 x 7'1 approx (2.16m x 2.16m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom is half tiled and has a white suite including a

panelled bath with a shower over, pedestal wash hand basin and low flush w.c., opaque double glazed window, radiator and an Ideal boiler is housed in the airing/storage cupboard.

### Shower Room

The shower room is fully tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, opaque double glazed window and a recessed light to the ceiling.

### Outside

At the front of the property there is a slabbed driveway and pebbled area with a wall to the front boundary and low level fencing to the two side boundaries, to the left of the property there is a path and gate providing access to the rear garden.

At the rear there is a slabbed area and a patio behind the house with decking and a further large slabbed patio area in the middle of the garden with a border to the right hand side, a path leads to the bottom of the garden where there is a lower level and the garden is kept private by having fencing to the boundaries. There is an outside light, outside water supply at the side of the house, a shed which will remain at the property when it is sold and an external understairs storage cupboard.

### Shed

8' x 6' approx (2.44m x 1.83m approx)

The wooden shed has a door to the front and a window to the side.

### Directions

Proceed out of Long Eaton along Nottingham Road where Harlaxton Drive can be found as a turning on the left hand side, just on the bend after Regent Carpets on the corner.  
8748AMMP

### 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 14mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, EE, Three, 02

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





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	57	
(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.