



Meynell Road,  
Long Eaton, Nottingham  
NG10 1AF

**£265,000 Freehold**





THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A LARGE PLOT WITH A LONG PRIVATE GARDEN TO THE REAR.

Robert Ellis are pleased to be instructed to market this three bedroom property which over the years has been extremely well cared for, both internally and externally where there are beautiful gardens which provide several lovely places for people to sit and enjoy outside living during the warmer months. For the size and layout of the accommodation and the length and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is include in this beautiful home for themselves. The property is situated close to a local fishing pond which provides a pretty back drop near to the house and is easily accessible to excellent local schools and to the centre of Long Eaton, all of which has made this a popular and convenient area to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing and includes an enclosed porch, reception hall, a through lounge with a dining area, the kitchen is fitted with white gloss finished wall and base units and to the first floor the landing leads to the three bedrooms, all with built-in furniture, fully tiled bathroom which has a bath and separate shower and there is also a separate w.c. Outside there is a block paved driveway and easily managed garden to the front, a car port at the side which leads through to the detached garage and at the rear the beautiful gardens which provide several seating/patio areas have lawns with borders and at the bottom of the garden there is a shed and two greenhouses.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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

Fully enclosed porch having an opaque double glazed sliding door and a matching side panel leading out to the front, a light and an opaque glazed door with matching side panel leading into:

## Reception Hall

Stairs with a feature balustrade and cupboard under leading to the first floor; radiator, laminate flooring, double glazed window to the side and Georgian glazed doors leading into the lounge and kitchen and there is an internal glazed panel between the hall and lounge.

## Lounge/Dining Room

23'7 x 10'9 to 8'10 approx (7.19m x 3.28m to 2.69m approx)

The main through reception room has a double glazed window with fitted vertical blinds to the front, feature coal effect gas fire set in an Adam surround with inset and hearth, double glazed patio doors with fitted vertical blinds leading out to the rear garden, laminate flooring and two radiators.

## Breakfast Kitchen

9'6 x 7'6 approx (2.90m x 2.29m approx)

The kitchen is fitted with white gloss finished units and has a stainless steel sink with a mixer tap and a four ring Bosch hob set in a work surface with space for an automatic washing machine, cupboards with the corner cupboards having pull out carousels, drawers and a Bosch oven below, space for an upright fridge/freezer, matching eye level wall cupboards and a hood and back plate with a pelmet over to the cooking area, tiling to the walls by the work surface areas, work surface/breakfast bar, double glazed window with fitted blind to the rear, opaque double glazed door leading out to the car port at the side of the property and a radiator.

## First Floor Landing

The feature balustrade continues from the stairs onto the landing, opaque double glazed window with a fitted blind to the side, dado rail to the walls, hatch to the loft and panelled doors leading to the bedrooms, bathroom and separate w.c.

## Bedroom 1

12'5 x 9'1 approx (3.78m x 2.77m approx)

Having a double glazed window with fitted vertical blind to the front, double wardrobes to either side of the bed position with mirror panels to two doors, there is a fitted bed position, with bedside lights to either side and cupboards over, fitted matching dressing table with drawers and shelves beneath, radiator and laminate flooring.

## Bedroom 2

10'8 x 9'1 approx (3.25m x 2.74m approx)

Double glazed window with fitted vertical blind to the rear, double wardrobes to either side of the bed position with a shelf and cupboards over, fitted drawer unit and an upright shelved full height matching cupboard, radiator and laminate flooring.

## Bedroom 3

8'10 x 6'10 approx (2.69m x 2.08m approx)

Double glazed window with fitted blind to the front, double built-in wardrobe with shelves and hanging space over the bulk head of the stairs, laminate flooring and a radiator.

## Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and a mixer tap, pedestal wash hand basin with a mixer tap, corner shower with a mains flow shower system, tiling to two walls and curved glazed doors and protective screens, chrome ladder towel radiator, tiled flooring, opaque double glazed window with a fitted roller blind, double mirror fronted wall cabinet, electric shaver point, recessed lighting to the ceiling and an extractor fan.

## Separate w.c.

The w.c. is fully tiled and has a white low flush w.c., opaque double glazed window with blind, tiled flooring, hatch to the loft and a recessed light to the ceiling.

## Outside

At the front of the property there is a block paved driveway which extends in front of the house and provides off road parking, there is a circular slabbed feature in the centre of the garden with slate chipped beds to the sides, a low level wall to the front and right hand boundaries and a beech hedge to the left hand side.

The rear garden is a lovely feature of this beautiful home and has a low level walled patio to the immediate rear of the house with steps leading to the main lawn with

borders to the sides and steps leading to the side door of the garage. There is a path which runs through an arch with raised beds to either side to the bottom of the garden, there is a slate chipped area with a raised bed on the left hand side, a further lawn with borders and at the bottom of the garden there is a paved area where two greenhouses and a shed with a further shed behind, are located. The rear gardens are kept private by having fencing and hedging to the side boundaries and there is fencing to the rear, there are apple trees, a plum and other ornamental trees around the garden and there are several places to sit and enjoy outside living.

## Car Port

24'5 x 7'9 approx (7.44m x 2.36m approx)

The car port provides an ideal covered area at the side of the property, it has a block paved floor and up and over door to the front and open access to the garage at the rear.

## Garage

19' x 8'6 approx (5.79m x 2.59m approx)

The detached garage has an up and over door at the front, a door and windows to the side with a further window to the rear, there are two water butts at the rear of the garage to collect water from the guttering and there is power and lighting provided in the garage.

## Shed

10' x 7' approx (3.05m x 2.13m approx)

The shed has a door to the front, windows to the side and power and lighting is provided in the shed with there being a further small storage shed behind.

## Greenhouse 1

8' x 5' approx (2.44m x 1.52m approx)

This greenhouse has shelving and a paved floor and power is provided to the greenhouse.

## Greenhouse

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

There is an extension cable provided to connect to the power point from the first greenhouse and there is paved flooring.

## Directions

Proceed out of Long Eaton along Tamworth Road and prior to the canal bridge turn left into Wyvern Avenue. Bear left onto Lynden Avenue and follow the road along and as the road bends to the left turn right onto Meynell Road.

8776AMMP

## 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 10mbps Superfast 47mbps Ultrafast 1800mbps

Phone Signal – 02, Voadfone, Three, EE

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



GROUND FLOOR

Garage

Kitchen

Dining Room

Lounge

Hallway

Porch

1ST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

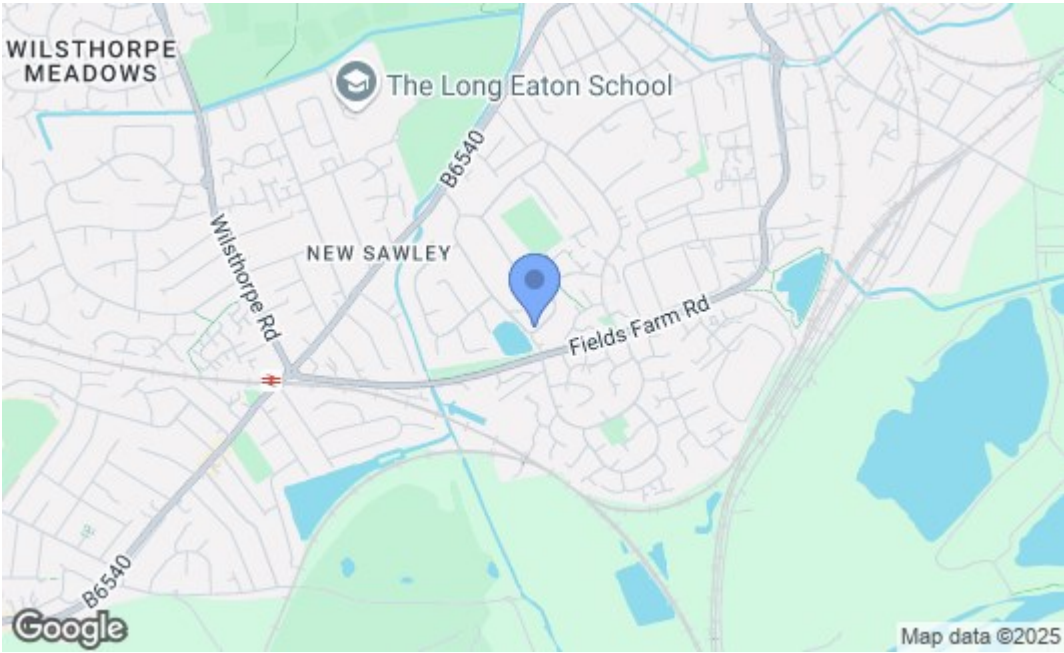
Landing

Bathroom

WC

Robert Ellis  
ESTATE AGENTS

Whilst 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		
(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		

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