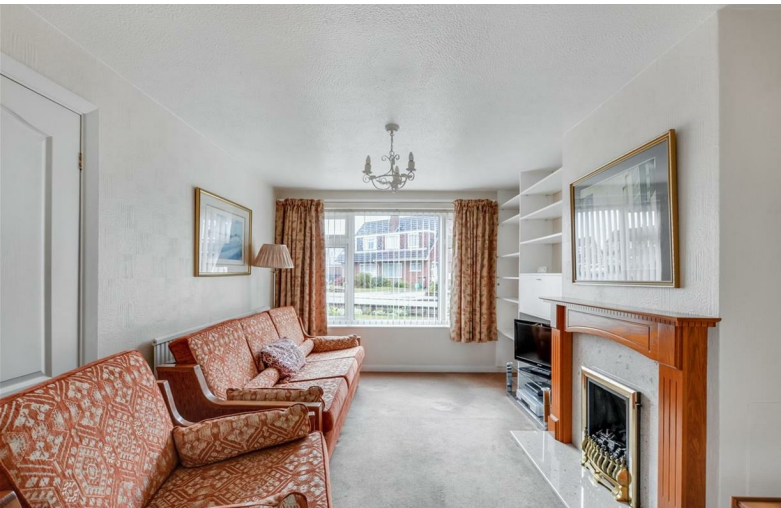




Lathkilldale Crescent,
Long Eaton, Nottingham
NG10 3PD

Price Guide £235-240,000
Freehold



THIS LOVELY THREE BEDROOM PROPERTY IS SITUATED IN THE HEART OF THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Lathkilldale Crescent, which is a very popular road within the Dales estate, this traditional three bedroom semi detached property provides a lovely home which has a long private garden at the rear of the house. The property is being sold with the benefit of NO UPWARD CHAIN and therefore ready for immediate occupation and for the size and layout of the well cared for accommodation and length of the rear garden to be appreciated, we recommend that interested parties 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 excellent local amenities and facilities including schools and shopping facilities in the town centre and therefore is a very popular and convenient place to live.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a reception hall, lounge with a feature fireplace, a separate dining room, from which double opening, French doors lead out to the beautiful rear garden and the kitchen is fitted with wall and base units and has integrated cooking appliances. To the first floor the landing leads to the three bedrooms, with there being wardrobes in the two double bedrooms, and the bathroom is fully tiled with a shower over the bath. Outside there is a lawned garden with borders to the front, a drive runs down the right hand side to the large detached garage (21' x 9') and there is a gate from the drive leading to the rear garden where there is a patio to the immediate rear of the house, a newly laid path runs to the bottom of the garden, there are lawns with borders, fencing to the boundaries and a shed which will remain at the property when it is sold.

The property is only a short drive away from Long Eaton town centre with Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within walking distance of the property; healthcare and sports facilities, including West Park Leisure Centre with adjoining playing fields. Excellent transport links include junctions 24 and 25 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

Open porch with an outside light leading through a decorative opaque double glazed door with a matching side panel to:

Hall

Stairs with cupboard under leading to the first floor, radiator and doors to the lounge and kitchen.

Lounge/Sitting Room

12'7 × 9'8 approx (3.84m × 2.95m approx)

Double glazed window with fitted blind to the front, coal effect gas fire set in an Adam style surround with a marble inset and hearth, fitted shelving and a bureau to one wall, radiator and double opening, glazed sliding doors leading to:

Dining Room

10'4 × 8'6 approx (3.15m × 2.59m approx)

Double glazed, double opening French doors and double glazed side panel leading to the rear garden and a radiator.

Kitchen

10'3 × 7'6 approx (3.12m × 2.29m approx)

The kitchen is fitted with a stainless steel sink having mixer taps and a four ring hob set in a work surface which extends along one wall with space for an automatic washing machine, cupboards and an oven below, Potterton floor mounted boiler, work surface with cupboards and drawers beneath, matching eye level wall cupboards, space for an upright fridge/freezer, hood and cupboard over the cooking position, tiling to the walls by the work surface areas, double glazed window with fitted blind to the side and an opaque double glazed door leading out to the rear garden.

First Floor Landing

Double glazed window with a fitted blind to the side, the balustrade continues from the stairs onto the landing and there is a hatch to the loft which is part boarded and has a pull down ladder.

Bedroom 1

12'6 × 9'2 approx (3.81m × 2.79m approx)

Double glazed window to the front, range of wardrobes with a central dressing table having drawers under and a mirror and light to the wall above with cupboards over the wardrobes and dressing table area and there is a radiator.

Bedroom 2

10'4 × 9'6 approx (3.15m × 2.90m approx)

Double glazed window to the rear which provides a lovely view down the rear garden, range of fitted wardrobes with sliding doors with there being a mirrored panel to the centre door, built-in airing/storage cupboard and a radiator.

Bedroom 3

9'11 × 6'6 approx (3.02m × 1.98m approx)

Double glazed window to the front, radiator and built-in storage cupboard over the bulkhead of the stairs.

Bathroom

The bathroom is fully tiled and has a light coloured suite including a

panelled bath with chrome hand rails and a Mira electric shower over, pedestal wash hand basin and low flush w.c., radiator and an opaque double glazed window.

Outside

At the front of the property there is a lawned garden with borders to the sides and a low level wall to the front boundary. There is a driveway running down the right hand side of the property to the detached garage and there is a gate with a fence to the side providing access to the rear garden.

The rear garden is an important feature of this lovely home. There is a slabbed patio area with a floodlight over to the immediate rear of the house with a gate leading to the drive and a newly laid path running down to the bottom of the garden with lawns to the sides. There is a raised bed in the middle of the garden planted with various ornamental grasses and other plants. A shed behind the garage and at the end of the garden, a raised bed. The garden is kept private by having fencing to the three boundaries and an outside water supply is provided.

Garage

21' × 9' approx (6.40m × 2.74m approx)

A concrete sectional garage with an up and over door to the front, a door with glazed inset panels to the side and there are windows to the rear and side.

Shed

8' × 6' approx (2.44m × 1.83m approx)

Directions

Proceed out of Long Eaton along Derby Road, turning left at the traffic lights onto Wilsthorpe Road. Proceed over the first mini traffic island, at the next traffic island take the right hand turning into Dovedale Avenue. Follow the road round taking the right hand turning into Ribblesdale Road and left into Lathkilldale Crescent where the property is located on the right hand side.

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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 7mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, 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





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		
	55	74
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		

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.