



Naseby Drive,  
Long Eaton, Nottingham  
NG10 1PG

**£385,000 Freehold**





THIS IS A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED AT THE HEAD OF A QUIET DRIVE IN THIS POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Naseby Drive, this four bedroom detached property provides a lovely family home positioned on a quiet part of Naseby Drive, with an open aspect to the right hand side. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is only a short drive away from Long Eaton town centre where there are excellent shopping facilities and to local schools for all ages, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered from an open porch the front door leads to the reception hall and the accommodation includes a lounge which has a feature fireplace and an archway leading to the dining room, from which patio doors take you to the conservatory. The kitchen is well fitted with wall and base units and has a utility area off, there is an inner hall with a door to the garage and there is the ground floor w.c. To the first floor the landing leads to the four double bedrooms, with the main bedroom having an en-suite shower room/w.c. and there is the re-fitted family bathroom which has boarding to the walls and a shower over the bath position. Outside there is the integral garage which has a newly fitted electric roller door to the front and a covered area/car port to the right hand side, there is a block paved driveway where a steel storage shed is positioned and at the rear there are patio/seating areas, a lawn, established border to the right hand side and a large decked area which has a pergola over part of the decking and the garden being kept private by having fencing to the three boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club, walks in the nearby open countryside and at Trent Lock and the 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 and a pitched tiled roof, stylish front door with inset opaque glazed panel and a matching opaque glazed side panel leading to:

## Reception Hall

Stairs leading to the first floor, radiator and a door to:

## Lounge

15'2 x 14'5 approx (4.62m x 4.39m approx)

Double glazed box bay window to the front, Adam style fireplace with a tiled inset and hearth, laminate flooring which extends into the dining room, dado rail to the walls, two radiators and an arch leading to:

## Dining Room

8'5 x 8'2 approx (2.57m x 2.49m approx)

Having double glazed patio doors leading to the conservatory, radiator, laminate flooring and a dado rail to the walls.

## Conservatory

9'6 x 7'5 approx (2.90m x 2.26m approx)

Double glazed, double opening French doors leading to the rear garden, double glazed windows to three sides, tiled floor and a vaulted polycarbonate roof.

## Inner Hall

Having a door to the garage, tiled floor and leading to:

## Ground Floor w.c.

The ground floor w.c. is half tiled and has a white low flush w.c. and a corner hand basin with a tiled splashback, radiator, opaque double glazed window and tiled floor.

## Breakfast Kitchen

9'6 x 8'1 approx (2.90m x 2.46m approx)

The kitchen has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has cupboards, drawers, oven and a wine rack below, matching eye level wall cupboards with shelving at one end and a hood over the cooking area, further work surface/breakfast bar, tiling to the walls by the work surface areas, tiled flooring which extends into the utility room and a double glazed window to the rear.

## Utility Room

6'7 x 4'2 approx (2.01m x 1.27m approx)

Work surface with space below for an automatic washing machine and tumble dryer, space for a large American fridge/freezer having a work surface to one side with a cupboard and drawer below, double glazed window to the rear, tiling to the walls by the work surface area, half double glazed door leading out to the side of the house and tiled flooring.

## First Floor Landing

Hatch to loft and an airing/storage cupboard.

## Bedroom 1

12'5 x 9'4 approx (3.78m x 2.84m approx)

Double glazed window to the front, range of built-in wardrobes to one wall, bedside units with a cupboard and drawer below and shelving above with cupboards over the bed position, a further upright wardrobe, a drawer unit and a radiator.

## En-Suite

Having a corner shower with a Triton electric shower with a rainwater shower head and hand held shower, folding glazed door and a protective screen, low flush w.c. and a hand basin with mixer taps with a cupboard under, half tiled walls, radiator, opaque double glazed window and a double wall mounted cabinet.

## Bedroom 2

11'5 x 7'6 approx (3.48m x 2.29m approx)

Double glazed window to the front, wardrobe recess with a hanging rail and shelf and a radiator.

## Bedroom 3

11'5 x 8'6 approx (3.48m x 2.59m approx)

Double glazed window to the rear, wardrobe providing hanging space and a shelf and a radiator.

## Bedroom 4

9'3 to 7'6 x 7'6 approx (2.82m to 2.29m x 2.29m approx)

Double glazed window to the rear, radiator and a double built-in wardrobe providing a hanging rail and shelf.

## Bathroom

The main bathroom is aqua boarded to the walls and has a white suite including a P shaped bath with a mixer tap and electric Mira sport shower over, acqua panelling to three walls and a protective glazed screen, low flush w.c. and a hand basin with a mixer tap, mirror to the wall by the sink having a pelmet over, opaque double glazed window, double wall mounted cupboard with shelves to one side, chrome ladder towel radiator and an electric shaver point.

## Outside

At the front of the property there is a block paved driveway which provides off road parking for several vehicles, there is a pebbled area with an ornamental tree in the middle, hedge to the left and front boundaries and a fence to the right hand side and there is a large metal storage shed positioned on the drive.

The rear garden is an important feature of this lovely home and has a block paved flooring extending from the car port to the side of the house which becomes a patio extending across the rear of the property, there is a lawned area and extending along the bottom of the garden there is a large decked area with a pergola over, there is a border with an ornamental water feature to the right hand side, an outside tap, power points and external lighting is provided and the garden is kept private by having fencing to the three boundaries.

## Garage

17'2 x 7'6 approx (5.23m x 2.29m approx)

The part integral garage has an electric roller shutter door to the front and an internal door leading to the hall, a wall mounted boiler and power and lighting is provided.

## Car Port/Covered Area

13'9 x 7'6 approx (4.19m x 2.29m approx)

To the right hand side of the property there is a covered area with a pitched tiled roof, brick pillars, outside lighting is provided and there is a gate and fencing to the front.

## Storage Shed

11'1 x 7' approx (3.38m x 2.13m approx)

Having double sliding doors, a sloping roof and there is a water butt saving water from the guttering.

## Directions

Proceed out of Long Eaton along Main Street and continue straight over at the traffic island with the Tappers Harker Pub into Fields Farm Road. Proceed for some distance taking the left turning into Bosworth Way and continue along Bosworth Way, past the play area on the left hand side taking the left turning into Naseby Drive.  
8745AMMP

## 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 7mbps Superfast 76mbps Ultrafast 1800mbps

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

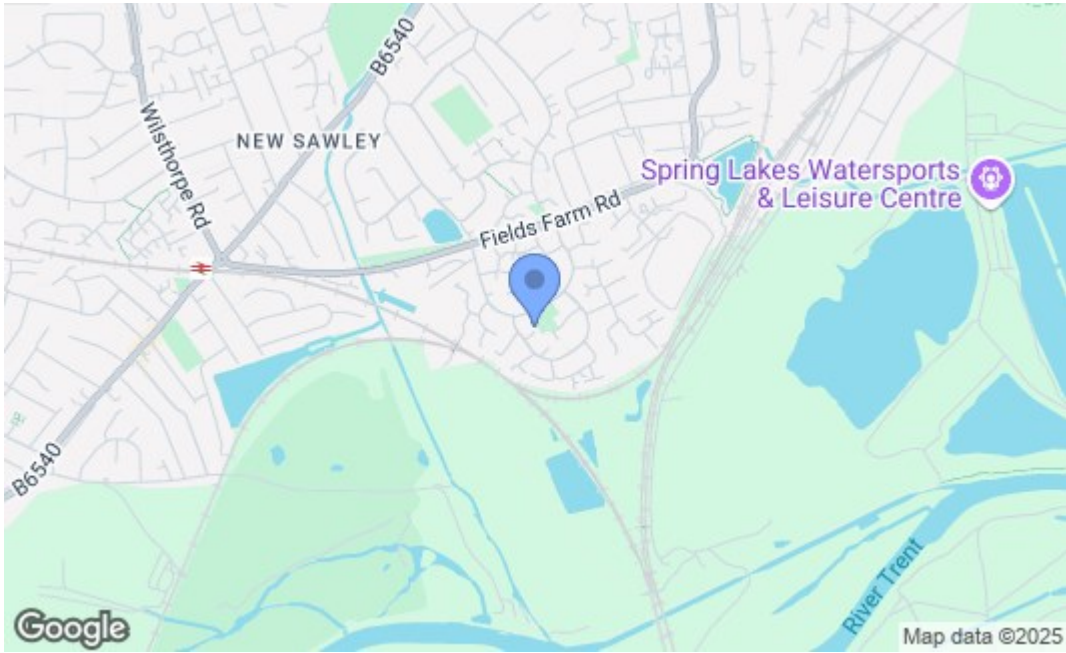
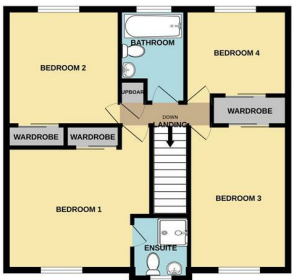
Other Material Issues – No





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		

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.