



Carlton Road,
Long Eaton, Nottingham
NG10 3LF

Price Guide £230-240,000
Freehold

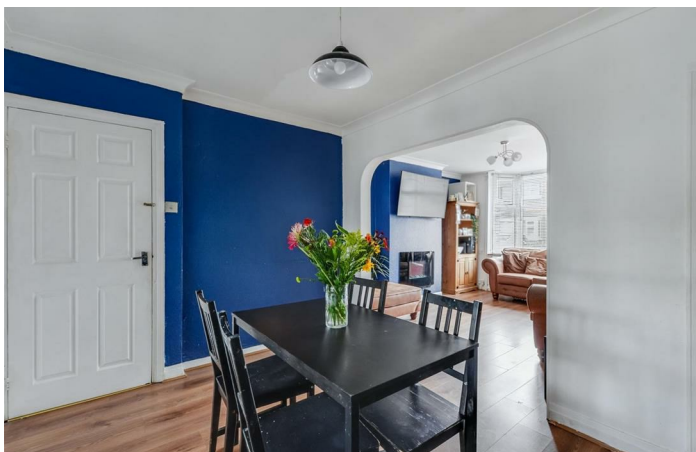


A RECENTLY UPGRADED AND WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH OPEN PLAN LOUNGE DINER THAT MUST BE VIEWED!

Robert Ellis are pleased to bring to the market this THREE BEDROOM semi detached home which has been upgraded by the current owners, with anthracite grey windows and new composite door to the front and new bathrooms. Situated on an extremely popular cul-de-sac on the outskirts of Long Eaton, this semi detached property provides ideal accommodation for a whole range of buyers from a first time buyer, couple, young growing family or buy to let investor. The property comes extremely well positioned for easy access to all the amenities and facilities provided by Long Eaton which include the train station which is only a few minutes walking distance of the property.

The property has a bay fronted appearance and is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation derives the benefit of modern conveniences such as refitted GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises of entrance hallway, ground floor w.c., open-plan living dining room, breakfast kitchen with large walk-in pantry. To the first floor there are three good size bedrooms and recently re-fitted contemporary family bathroom. Outside there is a low maintenance tarmac area used as a driveway with a shared driveway leading to the enclosed garden and free standing GARAGE. To the rear there is a garden laid mainly to lawn with a newly paved patio area, ideal for al-fresco living.

The property is situated within easy reach of all the local amenities and facilities and all those found in nearby Long Eaton town centre including the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



Entrance Hall

12'6 × 12'7 approx (3.81m × 3.84m approx)

Composite door to the front, laminate flooring, ceiling light, radiator, stairs to the first floor, door to:

Cloaks/w.c.

4'7 × 2'5 approx (1.40m × 0.74m approx)

Obscure UPVC double glazed window to the side, tiled floor, low flush w.c., wall mounted sink, half tiled walls, ceiling light.

Dining Area

11'6 × 8'7 approx (3.51m × 2.62m approx)

Wooden window into the kitchen at the rear, laminate flooring, ceiling light, coving, door to understairs storage cupboard which houses the Worcester Bosch boiler, open to:

Lounge

11'3 × 13'8 approx (3.43m × 4.17m approx)

UPVC double glazed bay window to the front, laminate flooring, ceiling light, radiator, coving, electric fireplace and TV point.

Kitchen Diner

14'6 × 10'6 approx (4.42m × 3.20m approx)

UPVC double glazed door with inset glazed panel, windows either side, box bay window to the rear, obscure glazed window to the side, grey laminate flooring, two ceiling lights, radiator, wall, base and drawer units to three walls with laminate work surfaces over, tiled splashbacks, composite 1½ bowl sink and drainer with mixer tap, oven, four ring gas hob and extractor above, spaces for a washing machine, large American style fridge freezer and tumble dryer, door to a large pantry.

Garage

17'2 × 9'3 approx (5.23m × 2.82m approx)

Detached garage with an up and over door to the front, window to the side.

First Floor Landing

Grey carpeted flooring, UPVC double glazed window to the front, radiator, ceiling light and doors to:

Bedroom 1

10'8 × 10'3 approx (3.25m × 3.12m approx)

UPVC double glazed window to the front, laminate flooring, radiator, picture rail and large cupboard with a TV point.

Bedroom 2

9'8 × 8'4 approx (2.95m × 2.54m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light and built-in open cupboard.

Bedroom 3

8'4 × 6'7 approx (2.54m × 2.01m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator and TV point.

Bathroom

7'2 × 3'2 approx (2.18m × 0.97m approx)

Recently re-fitted with an obscure UPVC double glazed window to the side, recessed ceiling spotlights, grey tiled floor and walls, shelving, low flush w.c., vanity wash hand basin with mixer tap, panelled bath with electric shower above and an extractor fan.

Outside

To the front of the property there is a tarmacadam drive with shared access down the left hand side.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini islands and then take the right hand turning into Carlton Road

Agents Notes

The EPC was carried out prior to any improvement works being carried out.

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 22mbps Ultrafast 1800mbps

Phone Signal – EE, 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

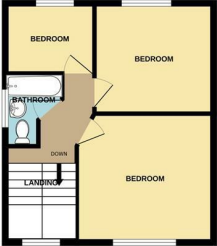
Other Material Issues – No



GROUND FLOOR



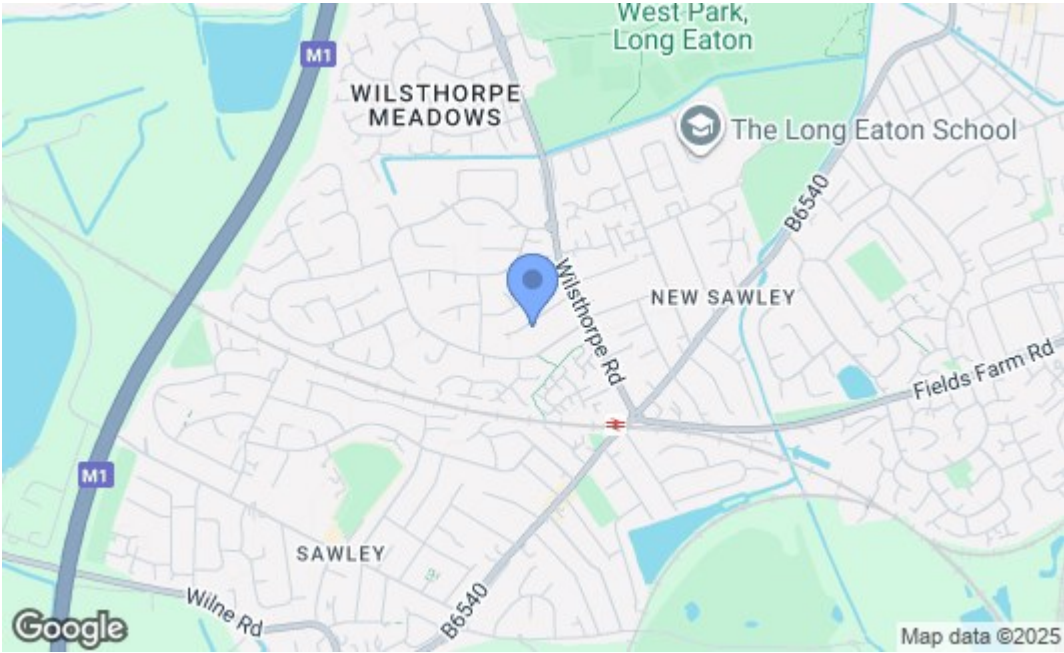
1ST FLOOR



Robert Ellis

ESTATE AGENTS

Whilst every effort has been made to ensure the accuracy of the description contained herein, the advertiser does not warrant, represent or guarantee the accuracy of the description. This plan is for guidance only and does not constitute a contract. The advertiser does not accept any liability for any loss or damage arising from the use of the information contained herein. The advertiser does not accept any liability for any loss or damage arising from the use of the information contained herein. The advertiser does not accept any liability for any loss or damage arising from the use of the information contained herein.



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		
	63	76
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.