



Longmoor Road,
Long Eaton, Nottingham
NG10 4FP

Price Guide £450-475,000
Freehold



THIS IS AN ATTRACTIVE THREE DOUBLE BEDROOM DETACHED FAMILY HOME WHICH IS HIGHLY APPOINTED THROUGHOUT AND HAS A LONG PRIVATE GARDEN TO THE REAR.

Being set back from Longmoor Road, this individual detached property offers a beautiful family home which has been maintained to the highest standards and also benefits from having a long private garden to the rear which provides several areas to sit and enjoy outside living during warmer months. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and size 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 well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area to excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property has an attractive appearance and is constructed of brick with render and timber to the front elevation all under a pitched tiled roof and the tastefully finished accommodation derives the benefits from having gas central heating and double glazing. Being entered through the original stained glass leaded front door, the accommodation includes a reception hall with a ground floor w.c. off, a large lounge/sitting room which has underfloor heating, a feature fireplace with a gas burning coal effect fire and there are sliding doors at the rear of this room leading into the garden room which provides a lovely place to sit and look over the garden at the rear and there is a separate dining room. The kitchen is exclusively fitted with German wall and base units and has several integrated appliances and there is a most useful walk-in pantry off the kitchen. To the first floor the landing has a hatch to the boarded loft which provides an excellent storage facility and there are doors leading to the three double bedrooms and bathroom with the master bedroom having a shower room en-suite and there is the main family bathroom which has a separate walk-in shower and a bath. Outside there is the detached brick garage, a pebbled driveway which leads to a car standing area at the front of the property, there is a barked garden with planting that helps to provide screening from the road and there is hedging and fencing to the boundaries. At the rear of the property there is a covered patio area with a path leading to the garage, a path with lawns to either side leads down the garden where there is a further patio area and a pergola and rose arch leading to the second section of the garden which has a lawned pathway, wild grass and pebbled areas, there is a greenhouse half way down the garden and the garden is kept private by having fencing to the boundaries.

The property is within a few minutes drive of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages which include Trent College and the Wilsthorpe Academy, there are walks in the nearby open countryside and the excellent transport links include J25 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 a tiled floor and outside light leading through the original front door which has stained glass inset panels and matching side panels to:

Hall

Stairs with hand rail leading to the first floor, Karndean flooring and a radiator.

Ground Floor w.c.

Having a low flush w.c. with a concealed cistern, stainless steel hand basin set on a surface with cupboard under and a mirror with light over to the wall above, cornice to the wall and ceiling, opaque double glazed window with a roller blind, radiator and laminate flooring.

Lounge/Sitting Room

23' plus bay to 10'7 x 13'4 to 9'9 (7.01m plus bay to 3.23m x 4.06m to 2.97m)
This large main reception room has a double glazed bay window with fitted vertical blinds and opaque leaded glazed top panels to the front, coal effect gas fire set in a surround with a marble hearth set in an Inglenook surround with leaded windows to either side, engineered oak flooring with underfloor heating, cornice to the wall and ceiling, recessed lighting to the ceiling, radiator, double glazed window with fitted vertical blinds to the side, two wall lights and double glazed sliding doors to:

Garden Room

13' x 10'6 approx (3.96m x 3.20m approx)

This lovely room is situated at the rear of the house has two sets of double glazed patio doors leading out to the patio at the side and garden at the rear and a full height double glazed windows to the front and rear providing lots of light to this living area with all the windows and patio doors having fitted vertical blinds, a wall mounted gas heater, two Velux windows in the sloping ceiling and an extractor fan.

Dining Room

12'6 to 10'3 x 8'1 approx (3.81m to 3.12m x 2.46m approx)

The separate dining room has double glazed patio doors leading out to the rear garden, radiator, cornice to the wall and ceiling, two wall lights, recessed lighting to the ceiling and double opening doors to the hall.

Kitchen

11'6 x 10'6 approx (3.51m x 3.20m approx)

The exclusively German fitted kitchen which was installed by Long Eaton Appliances and has light cream finished handle-less soft closing units and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with a cupboard, integrated dishwasher and washing machine below, integrated upright fridge/freezer, full height larder pull out racked cupboard, Dietrich four ring induction hob set in an L shaped work surface with cupboards and wide drawers below with the top drawer having a fitted cutlery tray, double oven and microwave oven with a drawer below and cupboard above, matching eye level wall cupboards with lighting under, panelling to walls matching the work surfaces, hood and glass back plate to the cooking area, Karndean tiled effect flooring, recessed lighting to the ceiling, feature vertical radiator, double glazed window to the rear with a double glazed door leading out to the rear garden and a folding door leading to the pantry which has shelving and an opaque double glazed window to the side which provides an excellent storage facility.

First Floor Landing

Feature stained glass leaded window to the side, hatch to the boarded loft which also has shelving and a sensor light and doors lead to the bedrooms and bathroom.

Bedroom 1

11'6 plus wardrobes x 10'7 approx (3.51m plus wardrobes x 3.23m approx)

Double glazed bay window to the front, radiator, cornice to the wall and ceiling, range of built-in wardrobes extending along two walls providing shelving and hanging space and there are double doors incorporated within the wardrobes which provide access to:

En-Suite

The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, hand basin with mixer taps set in a surface with double cupboard under and a mirror with lighting to the wall above, low flush w.c. with a concealed cistern, opaque double glazed window, mirror fronted wall mounted cabinet, Dimplex fan heater and wooden flooring.

Bedroom 2

11'10 x 11'7 approx (3.61m x 3.53m approx)

Double glazed window to the rear looking down the garden with a further double glazed window to the side, radiator, cornice to the wall and ceiling and a built-in wardrobe/storage cupboard.

Bedroom 3

14'4 to 8'1 x 12'5 to 5' approx (4.37m to 2.46m x 3.78m to 1.52m approx)

This L shaped double bedroom has a double glazed window to the front and an oval window looking down the rear garden, built-in head position for twin beds, sink with a mixer tap, a double cupboard below and tiled splashback with a mirror and light over to the wall next to the sink.

Bathroom

The main bathroom has panelling to the lower parts of the walls and has a white suite including a panelled bath with chrome hand rails and a mixer tap/shower, panelling to three walls and a shelf to one end of the bath, walk-in shower with a mains flow shower system having panelling to three walls and a pivot glazed door, low flush w.c. and a pedestal wash hand basin with a mixer tap and mirror fronted cabinet with lighting to the wall above, chrome ladder towel radiator, opaque double glazed window, Karndean tiled effect flooring, lighting to the ceiling, a shelved airing/storage cupboard housing the hot water tank and central heating programmer with double mirror fronted doors.

Outside

There is a pebbled driveway which leads to a car standing area in front of the house and there is a large barked garden area with planting which helps to provide screening from the road, there is a gate between the house and garage which provides access to the rear garden and there is an outside light at the front of the garage. To the left hand side there is a fence but this could provide access to the rear of the property if required by a new owner.

The rear garden is an important feature of this lovely home and being over 150ft in length has a covered patio area to the immediate rear of the house with a brick pillar, outside wall heaters (not tested) and lighting and there is a pathway which leads down the side of the house to the rear entrance of the garage where there is a raised brick bed, a pebbled area and a shed is positioned in this part of the garden. There is a path which extends down to a patio halfway down the garden with lawns to either side, there is also a pebbled path to the left hand side of the garden, there are various borders which help provide natural screening, there is a pergola walk through with an established wisteria plant climbing over the pergola and there is an arch with roses and trellis to either side providing access to the wild garden area which has a mowed pathway, wild grass and pebbled areas with the garden being kept private by having fencing and natural screening to the boundaries. There is external lighting around the rear of the property and an outside water supply is provided at the side of the house.

Garage

19'5 x 9'1 approx (5.92m x 2.77m approx)

The brick built garage has a pitched tiled roof, electric up and over door at the front and a door to the rear, two windows to the side, storage in the roof space, double unit, wall cupboards with shelving and power and lighting is provided in the garage.

Greenhouse

9' x 8' approx (2.74m x 2.44m approx)

The greenhouse is positioned half way down the garden and this has a sliding door at the front, a slatted floor with bed and shelving and there is a storage area with block paving in front of the greenhouse.

Directions

Proceed out of Long Eaton along Derby Road turning right at the traffic island into Petersham Road. At the min island continue straight over onto Longmoor Road and the property can be found on the left.

8824AMMP

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

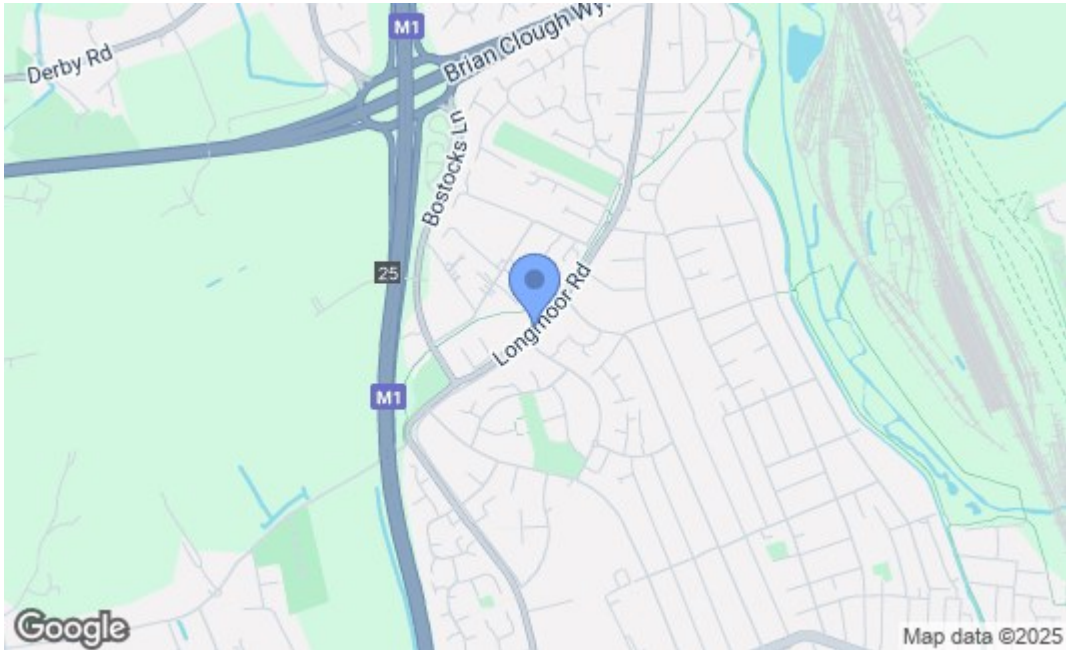
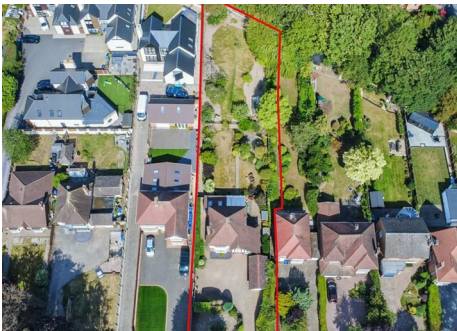
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.