



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GG

**£325,000 Freehold**



THIS IS A THREE BEDROOM DETACHED HOUSE HAVING A BRICK BUILT GARAGE AND A PRIVATE LANDSCAPED REAR GARDEN SITUATED CLOSE TO THE HEART OF LONG EATON.

Being located in this most popular residential area, this recently constructed detached property provides three bedroom accommodation and an open plan living area at the rear of the house on the ground floor. For the size and layout of the accommodation and privacy of the landscaped rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to the centre of Long Eaton where there are many retail outlets and other amenities and facilities within a short walking distance of the property.

The property was originally constructed by Davidson Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits from having gas central heating and double glazing. The accommodation is entered through a stylish composite front door and includes a reception hall with a door leading into the main lounge/living area which has a bay window to the front and a door leading to an inner hall that provides access to a ground floor w.c., utility room and to the open plan living/dining kitchen which is fitted with cream gloss units and has several integrated appliances and double glazed, double opening French doors leading out to the landscaped rear garden. To the first floor the landing leads to the three bedrooms with the master bedroom having a dressing area in which furniture can be positioned or wardrobes fitted and an en-suite shower room which has a corner shower with a mains flow shower system and there is the main bathroom which has a white three piece suite and tiling to the walls. Outside there is an easily managed garden area at the front of the house and to the right a driveway which provides off road parking for up to three vehicles and provides access to the detached brick built garage which has a pitched tiled roof and an up and over door at the front. The rear garden has been landscaped and there is an Indian sandstone patio, an astroturf lawn, a mature border to the bottom left hand corner and the garden is kept private by having fencing and brickwork to the 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 for all ages within easy reach of the property include the Grange infant and primary school which is on the doorstep 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 on 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

Open porch with a pitched tiled roof and an outside light leading through the stylish composite front door with inset opaque double glazed panel to:

### Reception Hall

Stairs with two hand rails leading to the first floor, double glazed window with a fitted blind to the side, radiator and a door to the lounge.

### Lounge/Sitting Room

14'8 plus bay x 11'10 approx (4.47m plus bay x 3.61m approx)  
Double glazed bay window to the front, radiator and a TV aerial point.

### Inner Hall

Doors leading to the ground floor w.c., utility room and dining kitchen and the tiled floor extends through into the dining/living kitchen.

### Dining/Living Kitchen

size (size)

The kitchen is fitted with cream gloss units having stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface extending to two walls with cupboards, an integrated dishwasher, oven, drawers and an integrated fridge and freezer below, matching eye level wall cupboards with an eye level microwave oven and there is a hood over the cooking area, an Ideal Logic boiler is housed in one of the wall cupboards, tiling to the walls by the work surface areas, double glazed window with a fitted blind to the rear and double glazed French doors with fitted blinds leading out to the garden, tiled flooring and a radiator.

### Utility Room

6'5 x 3'8 approx (1.96m x 1.12m approx)

The utility room has a work surface with spaces below for an automatic washing machine and tumble dryer, tiled flooring, coats hanging, radiator and an extractor fan.

### Ground Floor w.c.

Having a white low flush w.c. and wall mounted hand basin with a mixer tap and tiled splashback, tiled flooring, radiator and an extractor fan.

### First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, hot water tank enclosed in an airing/storage cupboard, hatch to the loft and panelled doors leading to:

### Bedroom 1

11'3 x 9' approx (3.43m x 2.74m approx)

Double glazed window with fitted blind to the rear and a radiator.

### Dressing Area

5'8 x 5'5 approx (1.73m x 1.65m approx)

The dressing area has a recess which could be used to place free standing furniture or for having built-in wardrobes fitted.

### En-Suite

The en-suite to the main bedroom has a corner shower with a mains flow shower system, tiling to two walls and sliding glazed doors and protective screens, pedestal wash hand basin with a mixer tap and low flush w.c., tiling to the walls by the sink and w.c. areas, tiled flooring, opaque double glazed window with fitted blind, extractor fan, recessed lighting to the ceiling and a radiator.

### Bedroom 2

11'10 x 7'8 approx (3.61m x 2.34m approx)

Double glazed window with fitted blind to the front, radiator and a recess for a wardrobe.

### Bedroom 3

8'2 x 6'9 approx (2.49m x 2.06m approx)

Double glazed window with fitted blind to the front, radiator and a hanging rail set in a recess with a curtain covering the recess.

### Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and shower and tiling to three walls, low flush w.c. and pedestal wash hand basin with a mixer tap, tiling to the walls by the sink and w.c. areas, opaque glazed window with a fitted blind, tiled flooring, recessed lighting to the ceiling, extractor fan, radiator and electric shaving point.

### Outside

At the front of the property there are pebbled areas with mature bushes and a path leads to the front door and to the right there is a tarmac driveway which leads to the garage and this provides off road parking for up to three vehicles.

At the rear of the property there is a landscaped garden which has an Indian sandstone patio with an astroturf lawn, there is a further Indian sandstone patio area behind the garage, a border with a mature tree and hydrangea bushes in the bottom left hand corner, fencing and brickwork to the boundaries and there is a gate leading to the drive. An outside tap and external lighting is provided at the rear of the house.

### Garage

18' x 9' approx (5.49m x 2.74m approx)

There is a brick built garage with a pitched tiled roof, an up and over door at the front and power and lighting is provided in the garage.

### Directions

Proceed out of Long Eaton along Nottingham Road and Circuit Drive can be found as a turning on the right hand side.

8810AMMP

### 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

Broadband Speed - Standard 16mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

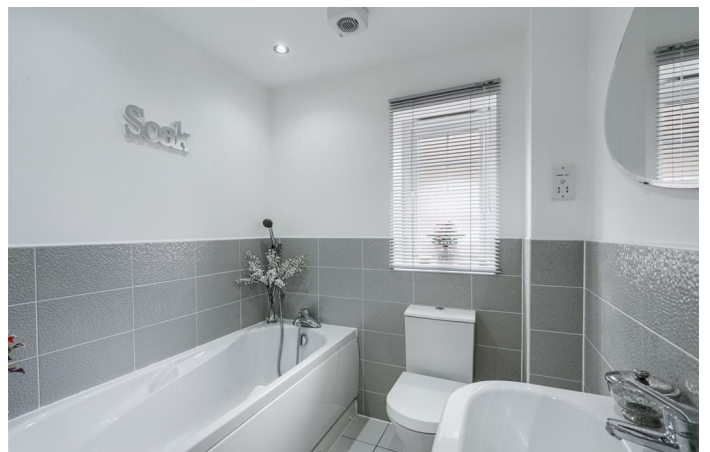
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their availability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.