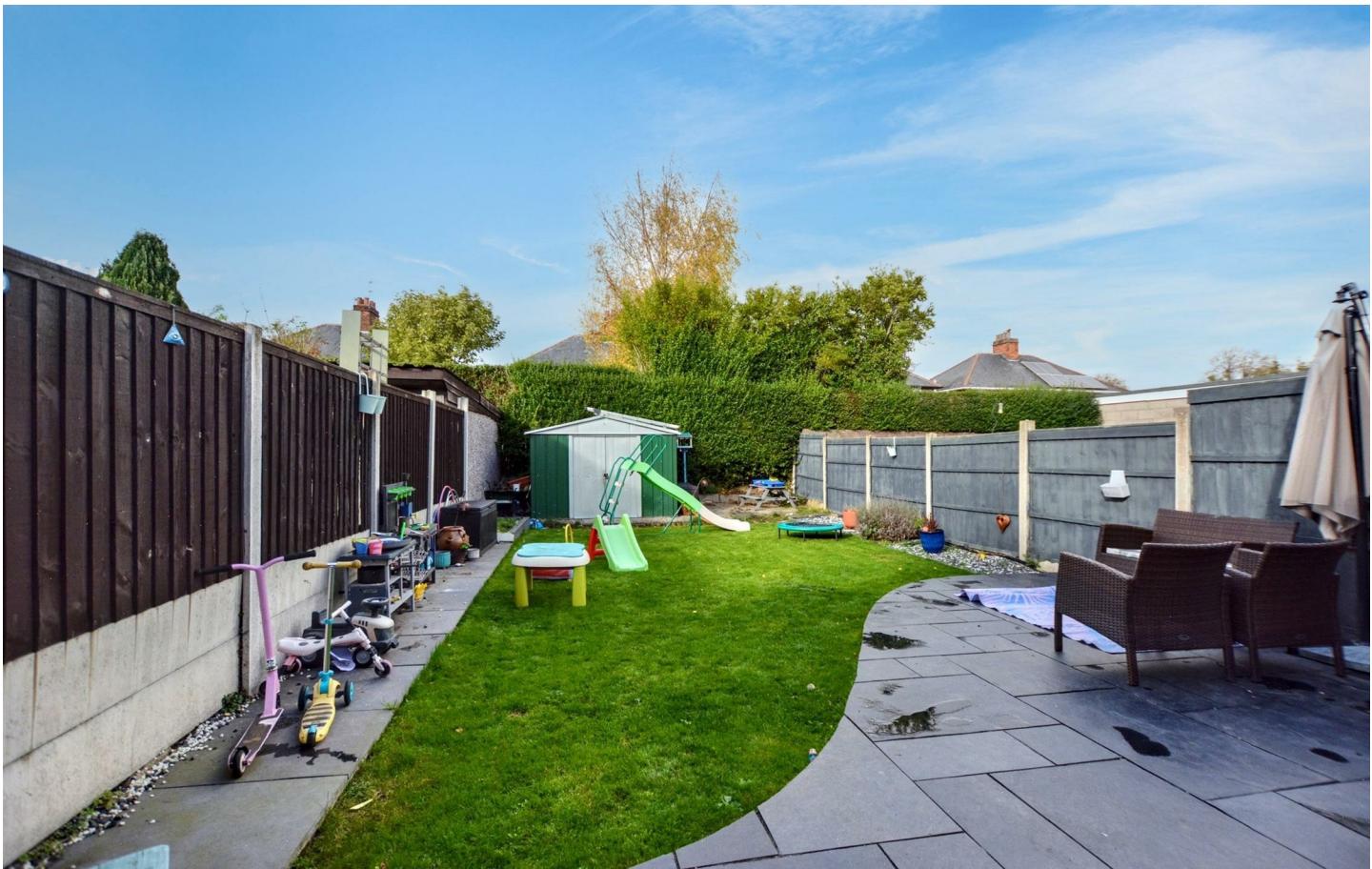




Carlton Road,  
Long Eaton, Nottingham  
NG10 3LF

**Price Guide £220-225,000  
Freehold**



A BEAUTIFULLY PRESENTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOME OFFERING OPEN PLAN LOUNGE, KITCHEN DINER AND A CONSERVATORY.

Robert Ellis are delighted to bring to the market this charming traditional three-bedroom bay-fronted semi-detached home which is ideally situated on the ever-popular Carlton Road, within easy walking distance of Long Eaton Train Station, local shops, schools, and nearby parks. The property offers a warm and welcoming feel throughout, featuring a cosy lounge with an electric log burner, perfect for relaxing evenings. To the rear, a stylish open-plan kitchen and dining area provides a great space for family meals and entertaining, complemented by a useful utility area. A glass-roof conservatory floods the space with natural light and opens onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the home benefits from an enclosed rear garden, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining. A wonderful opportunity to purchase a delightful family home in a convenient location.

In brief, the property comprises of a newly tiled entrance hall, leading through to the bay-fronted lounge and open to the dining kitchen which has a utility area and leads to the glass-roof conservatory. To the first floor there are three bedrooms and a family bathroom. There is a spacious rear garden which is fully enclosed. The property has many recent upgrades such as Karndean flooring downstairs, new roof and redecorated throughout. It must be viewed to be appreciated!

Long Eaton is a very popular area and has many local amenities and facilities which include the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also various pubs, restaurants and the well regarded Clifford Gym, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk from the property and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Storm Porch

Open storm porch with a UPVC panel and half moon obscure double glazed light panel within leading to:

## Entrance Hallway

Stairs to the first floor, radiator, wood effect laminate flooring, cupboard housing the electric consumer unit, understairs storage with a UPVC double glazed light panel to the side, pull out racked shoe storage. Doors to:

## Living Room

11'9" plus bay x 11'6" approx (3.28m plus bay x 3.51m approx)  
UPVC double glazed window to the front, coving, radiator, log effect electric fire with a feature timber mantle set upon a tiled hearth, bi-fold glazed doors to:

## Dining Area

11'4" x 11'1" approx (3.46m x 3.38m approx)  
Feature Karndean flooring, radiator and UPVC double glazed French doors to the conservatory and open to:

## Kitchen Area

5'10" x 7'7" approx (1.78m x 2.32m approx)  
UPVC double glazed window to the side, Shaker style wall, base and drawer units with a wood effect laminate work surface over, stainless steel sink and drainer with chrome mixer tap, integrated Bosch double electric oven, stainless steel five burner gas hob over and stainless steel extractor above, tiled splashback, radiator, decorative Karndean flooring, archway opening to:

## Utility Area

5'5" x 8'0" approx (1.66m x 2.46m approx)  
UPVC double glazed window to the rear, continuation of the Karndean flooring, matching wall, base and drawer units and work surface to the kitchen, tiled splashback, plumbing and space for a washing machine, space for an American style fridge freezer, integrated dishwasher, wall mounted Logic central heating boiler.

## Conservatory

11'6" x 7'6" approx (3.52m x 2.3m approx)  
Brick wall with UPVC double glazed windows, UPVC double glazed door to the rear, glass roof, grey wood effect flooring and wall mounted electric heater.

## First Floor Landing

UPVC double glazed window to the side, access hatch with ladder to the boarded and lit loft space, and doors to:

## Bedroom 1

11'7" x 11'0" approx (3.55m x 3.36m approx)  
UPVC double glazed window to the rear and a radiator.

## Bedroom 2

11'0" x 9'10" approx (3.35m x 3.00m approx)  
UPVC double glazed window to the front, radiator and storage cupboards into the chimney recesses.

## Bedroom 3

6'2" x 7'10" approx (1.88m x 2.41m approx)  
UPVC double glazed window to the front, radiator.

## Bathroom

5'6" x 5'6" approx (1.69m x 1.7m approx)  
Obscure UPVC double glazed window to the rear, three piece suite comprising of a bath with an electric Triton shower over, low flush w.c., pedestal wash hand basin, tiled walls, wall mounted extractor fan, vinyl flooring and chrome heated towel rail.

## Outisde

There is a low level wooden fence to the front boundary, feature tiles to the front door, paved patio area, shared access to the side of the property which leads to the gate to the rear.

The rear garden has been landscaped with a feature shaped and paved black limestone patio area, central lawned garden, decorative borders with pebbles, raised bed, metal storage shed and additional paved patio area, fencing to the boundaries and a large hedge to the rear boundary and a gate providing access to the front.

## 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.  
8941JG

## Council Tax

Erewash Borough Council Band B

## Additional Information

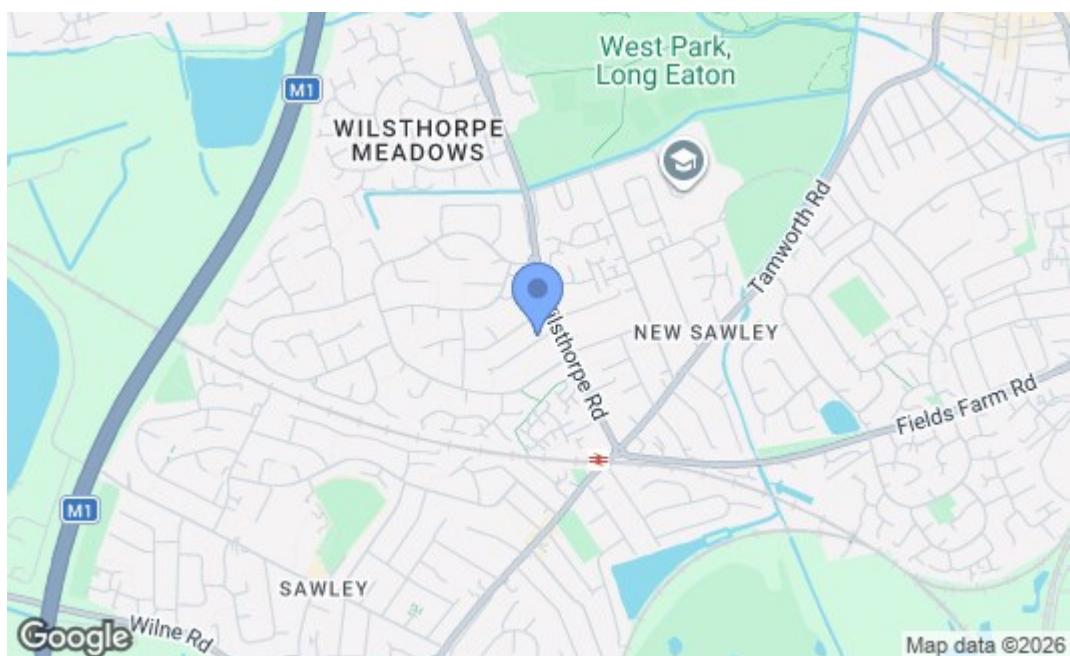
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 22mbps Superfast 100mbps Ultrafast 1800mbps  
Phone Signal – EE, 02, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		55
(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.