



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**£249,995 Freehold**



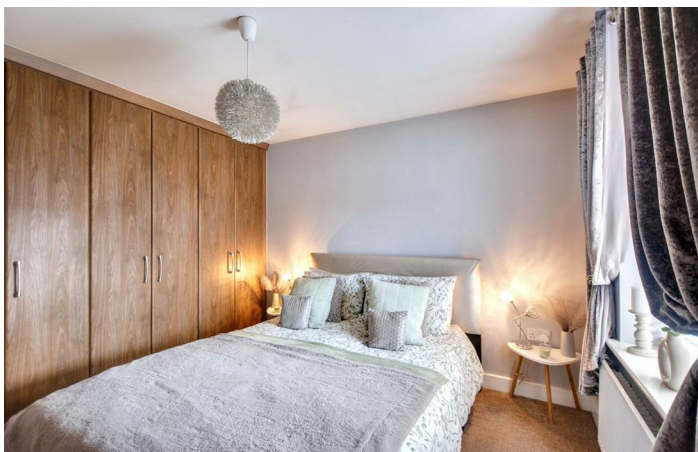


THIS IS AN ATTRACTIVE LOOKING THREE BEDROOM SEMI DETACHED HOME SITUATED IN THIS SOUGHT AFTER AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Circuit Drive, this three bedroom property is approx. 12 years old and being originally built by Davidsons Homes and has an attractive appearance and well proportioned accommodation. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do 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 Long Eaton town centre and therefore all the local amenities and facilities provided by the area, as well as excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of a facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing and being a new property is well insulated throughout which helps to keep running costs to a minimum. Being entered through the front door the accommodation includes a reception hall, a lounge/sitting room, the dining kitchen which is fitted with ranges of wall and base units and has integrated appliances, there is a rear hall and a ground floor w.c. To the first floor the landing leads to the three bedrooms with the main bedroom having a range of built-in wardrobes and an en-suite shower room/w.c. and there is the main family bathroom. Outside there is an easily managed garden area at the front, parking for up to three vehicles to the side and the rear garden provides a lovely place to sit and enjoy outside living.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the nearby Attenborough Nature Reserve, there are excellent schools for all ages within easy reach of the property and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via 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 an outside light leading through a stylish composite front door with an inset opaque glazed panel to:

## Reception Hall

Stairs with hand rail leading to the first floor, radiator and a wall mounted electric consumer unit.

## Lounge/Sitting Room

15'6 x 11'7 approx (4.72m x 3.53m approx)

Double glazed window with fitted blind to the front, electric fire and a radiator.

## Dining Kitchen

13'5 x 11'8 to 10'6 approx (4.09m x 3.56m to 3.20m approx)

The kitchen has a stainless steel sink with a mixer tap and four ring gas hob set in an L shaped work surface with an integrated automatic washing machine and dishwasher, cupboards, drawers and an oven beneath, integrated upright fridge/freezer, matching eye level wall cupboards with the boiler being housed in a wall cupboard, housing for an eye level microwave oven, hood and back plate to the cooking area, tiled flooring, radiator, double glazed window to the rear and a built-in cupboard/pantry.

## Rear Hall

Composite door with inset double glazed panel, tiled flooring and a radiator.

## Ground Floor w.c.

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

## First Floor Landing

The balustrade continues from the stairs onto the landing, radiator, hatch to the loft and the hot water tank is housed in a built-in airing/storage cupboard.

## Bedroom 1

10'6 plus wardrobes x 10'3 approx (3.20m plus wardrobes x 3.12m approx)

Double glazed window with fitted blind to the front, three double built-in wardrobes with shelving and hanging space and a TV point.

## En-Suite Shower Room

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

## Bedroom 2

10'9 x 8'3 approx (3.28m x 2.51m approx)

Double glazed window with a fitted roller blind to the rear, radiator and TV point.

## Bedroom 3

10'2 to 7'4 x 6'8 approx (3.10m to 2.24m x 2.03m approx)

Double glazed window with a blind to the rear, radiator and a TV point.

## Bathroom

The bathroom has a white suite including a bath with a mixer tap/shower, low flush w.c. and a pedestal wash hand basin with a mixer tap, tiling and panelling to the walls, radiator, recessed lighting to the ceiling, extractor fan and an opaque double glazed window with a fitted blind.

## Outside

At the front of the property there is a path leading to the front door with garden areas to either side and there is a driveway to the right hand side of the house which provides off road parking for up to three vehicles and from the drive there is a gate leading to the rear garden.

The rear garden has a slabbed seating area to the immediate rear of the house and there is a lawn with borders to the sides, there is a shed to the bottom right hand corner of the garden, fencing to the boundaries, an outside tap is provided and there is an outside light provided by the back door.

## Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Circuit Drive. Follow the road round where the property can be found on the right hand side.

8927AMMP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 1mbps 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		
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.