

Longmoor Road,  
Long Eaton, Nottingham  
NG10 4FN

**£235,000 Freehold**





THIS IS A TRADITIONAL, THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED IN A POPULAR RESIDENTIAL AREA CLOSE TO J25 OF THE M1, MANY LOCAL AMENITIES AND FACILITIES AND OTHER EXCELLENT TRANSPORT LINKS.

Being located on Longmoor Road, on the outskirts of Long Eaton, this traditional semi detached property will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is close to local schools and other amenities and facilities. 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 are able to see all that is included in this lovely home for themselves.

The property has an attractive appearance and is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through an open porch and front door, the accommodation includes a reception hallway, from which stairs take you to the first floor and doors lead into the lounge which has a bay window to the front and a feature fireplace and to the dining kitchen which is fitted with cream units and has several integrated appliances with a central island, folding doors opening to the lounge and French doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the fully tiled bathroom which has a white suite with a shower over the bath. Outside there is a drive and slate chipped area at the front which provides off road parking for two vehicles, there is a path running down the left hand side of the house to the rear garden which has a patio, slate chipped areas to help keep maintenance to a minimum, there is a lawn, sheds at the bottom of the garden and two brick outbuildings near the house and the garden is kept private by having fencing to the three boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the 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 an arched entrance and Minton tiled floor leading to:

### Entrance Hall

Wooden front door with a stained glass panel inset and opaque glazed windows to either side, stairs with cupboard under leading to the first floor, with the cupboard housing the boiler, electric consumer unit meter and doors lead from the hall to the lounge and dining kitchen.

### Lounge

12' plus bay x 11'9 approx (3.66m plus bay x 3.58m approx)  
Double glazed bay window with leaded top panels and fitted blinds to the front, coal effect gas fire set in a feature Adam style surround with a cast iron inset and granite hearth, radiator, laminate flooring and doors opening through into:

### Dining/Living Kitchen

16'7 to 10'4 x 13'2 to 5'8 approx (5.05m to 3.15m x 4.01m to 1.73m approx)

The kitchen is fitted with cream units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in an L shaped work surface with an oven, drawer, cupboards and space for an automatic washing machine below, further work surface with integrated fridge and freezer beneath, central island with seating for several people and two double cupboards below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface areas, radiator, double opening, double glazed French doors with leaded top panels and fitted blinds leading out to the rear garden and a double glazed window with a fitted blind to the rear.

### First Floor Landing

The balustrade continues from the stairs onto the landing, opaque double glazed window with a fitted blind, hatch to the loft and panelled doors leading to:

### Bedroom 1

12'9 x 10'5 approx (3.89m x 3.18m approx)

Double glazed window to the rear, radiator and a feature cast iron fireplace.

### Bedroom 2

13'6 x 9'8 approx (4.11m x 2.95m approx)

Double glazed window with leaded top panels to the front and a radiator.

### Bedroom 3

11'7 to 10'3 x 6'7 approx (3.53m to 3.12m x 2.01m approx)

Double glazed window to the front with leaded top panels and a radiator.

### Bathroom

The bathroom is fully tiled and has a panelled bath with a Triton electric shower over and a protective glazed screen, pedestal wash hand basin with a mixer tap and low flush w.c., radiator, tiled flooring, opaque double glazed window with fitted vertical blind and recessed lighting to the ceiling.

### Outside

At the front of the property there is a drive and slate chipped area which provides parking for two vehicles, a wall to the front boundary and a fence to the left hand side and there is a path to the left with a gate providing access to the rear garden.

The rear garden has a gate leading to a path at the side and there are two brick stores off the patio and the path leads to a shed, slate chipped beds which help to keep maintenance to a minimum, gate and trellis fence leading to a lawned garden with two sheds at the bottom of the garden which are positioned on slab bases and there is fencing to three boundaries and an outside light is provided at the rear of the house.

### 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 right hand side.

8936MP

### Council Tax

Erewash Borough Council Band B

### Agents Notes

There are AI photos on this property.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

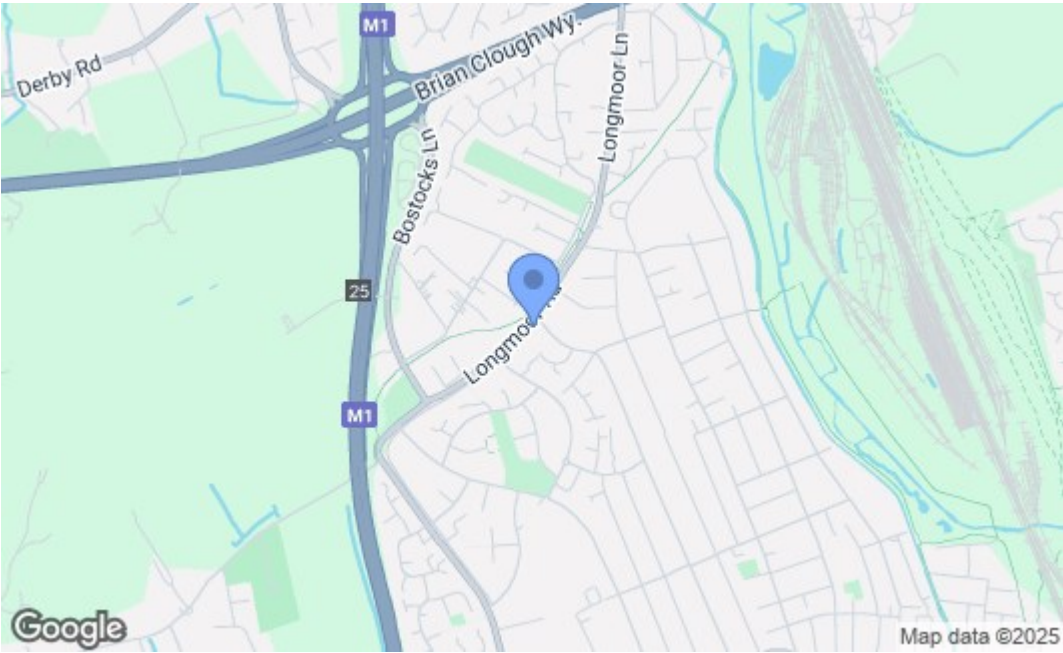
Non-Standard Construction – No

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		
		79
	64	
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.