

Robert Ellis

look no further...



Doncaster Grove,
Long Eaton, Nottingham
NG10 2BA

O/I/R £185,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

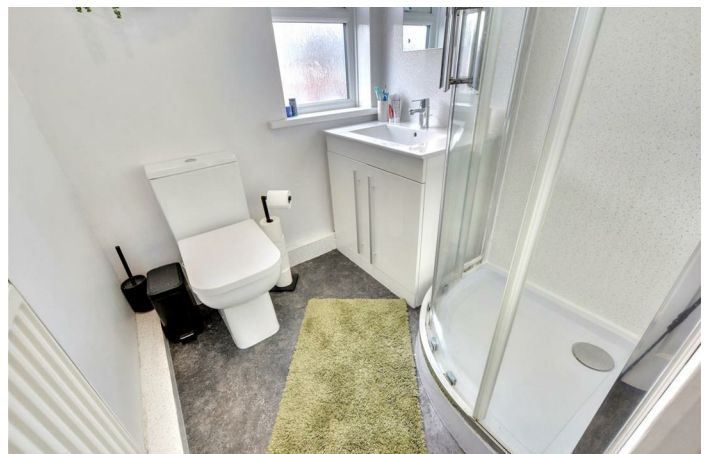


AN IMMACULATELY PRESENTED THREE BEDROOM HOUSE LOCATED IN LONG EATON CLOSE TO ALL AMENITIES.

Robert Ellis are delighted to market this three bedroom mid terraced house that is well presented throughout with off road parking to the front. This property would appeal to a variety of buyers especially first time buyers.

The entrance door opens into the inner hallway with stairs rising to the first floor and door opening to the living room. The living room has a feature cast iron decorative fireplace and door access to the kitchen diner. The kitchen diner is a good size and includes a breakfast bar and integrated appliances. There is an understairs storage cupboard and door access to the rear garden. The first floor landing provides access to the modern fitted shower room, three bedrooms, two are double and the third is a good sized single. There is off road parking to the front and gate access to the rear. The rear garden is not overlooked and offers great privacy and is majority laid to lawn with a paved patio seating area.

The property is literally within a few minutes walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, schools for all ages, health care and sports facilities, walks in the nearby park area and excellent public transport links including J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

UPVC door with panel and obscure double glazed light panel above, stairs to the first floor, door to:

Living Room

10'7" x 11'3" approx (3.24m x 3.43m approx)

UPVC double glazed window to the front, radiator, feature decorative cast iron fireplace with tiled hearth, door to:

Kitchen Diner

14'3" x 12'1" approx (4.35m x 3.7m approx)

Two UPVC double glazed windows to the rear, panel and double glazed door to the rear, mix of Shaker style wall, base and drawer units with a laminate work surface over, composite sink and drainer with chrome mixer tap, integrated single Samsung electric oven, Samsung electric hob with stainless steel extractor over, tiled splashback, plumbing and space for a washing machine, space for an American style fridge freezer, island breakfast bar with space for a tumble dryer, space for an under counter fridge or freezer, tiled floor and a radiator.

Understairs Storage Cupboard

Continuation of the tiled floor, consumer unit and shelving.

First Floor Landing

Access hatch via a pull down ladder to the loft which is part boarded and lit and houses the central heating boiler, doors to:

Bedroom 1

11'2" x 10'5" approx (3.42m x 3.19m approx)

UPVC double glazed window to the front and a radiator.

Bedroom 2

12'1" x 8'9" approx (3.7m x 2.69m approx)

UPVC double glazed window to the rear and a radiator.

Bedroom 3

9'2" x 7'2" approx (2.81m x 2.19m approx)

UPVC double glazed window to the rear and a radiator.

Shower Room

5'2" x 6'11" approx (1.6m x 2.11m approx)

Obscure UPVC double glazed window to the front, shower enclosure with a Triton electric shower over with

quartz effect aqua boarding, low flush w.c., vanity wash hand basin with chrome mixer tap, radiator, airing/storage cupboard with shelves, and vinyl flooring.

Outside

To the front of the property there is off road parking for approx. two vehicles. Side alley providing access to the rear.

The rear garden is laid mainly to lawn, pebbled pathway, paved patio seating area, external lighting, outside tap and fencing to the boundaries.

Agents Note

The end of the garden is owned by Erewash Borough Council and this part can be purchased separately. Please ask for further details.

Directions

Proceed out of Long Eaton along Nottingham Road and take the first turning on the left hand side onto Norfolk Road, and at the top turn right onto Doncaster Grove where the property is situated on the left hand side.

8954MH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

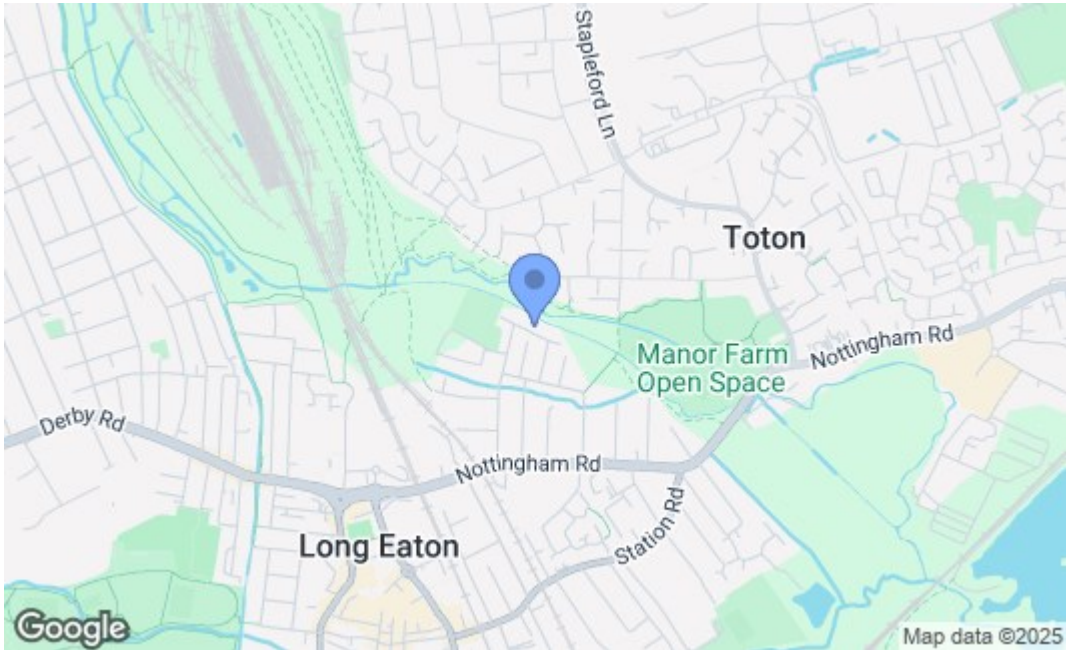
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 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.