



Landsdown Grove,  
Long Eaton, Nottingham  
NG10 2BH

**£139,950 Freehold**





THIS IS A TWO DOUBLE BEDROOM PROPERTY PROVIDING THE POTENTIAL TO UPDATE THOROUGHOUT WHICH IS SITUATED IN A SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF LONG EATON.

This two double bedroom property provides immense potential for a new owner to stamp their own mark on their next property. We are looking for a builder/DIY enthusiast or developer who is looking to purchase a property to improve and live in, or potentially rent out who knows what they are doing in terms of carrying out the work required to the property. The property offers sound accommodation which has the potential to enlarge the dining kitchen to incorporate a pantry and two outhouses into the living area and for the size and layout and privacy of the south facing garden to be appreciated., we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The house is well placed for easy access to the centre of Long Eaton where there are a whole range of shopping facilities and other amenities which helps to make this a very popular and convenient location to live.

This end property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating with a relatively new boiler having been installed, and double glazing. Being entered through a composite front door, the accommodation includes a reception hall, from which stairs lead to a first floor and a door takes you into the lounge which has a window to the front and a feature gas fire in an Adam style surround and there is the dining kitchen which is fitted with wall and base units and has a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white three piece suite with an electric shower over the bath. Outside there is a paved area at the front with the potential for off street parking, subject to the necessary permission for a dropped kerb and a path runs down the right hand side providing access to the rear where there is a south facing mainly lawned garden with borders and fencing to the boundaries. There is an internal store at the side of the house and to the rear another store which was originally an outside w.c. with both these having the potential to incorporate into the kitchen to provide a larger living/dining kitchen.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages 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.





### Front Door

UPVC front door with an ornate inset arched double glazed panel leading to:

### Reception Hall

Stairs with hand rail leading to the first floor and laminate flooring that extends into:

### Lounge/Sitting Room

10'8 x 10'7 approx (3.25m x 3.23m approx)

Double glazed window with fitted vertical blind to the front, coal effect gas fire (not tested) set in an Adam style surround with an inset and hearth, laminate flooring, cornice to the wall and ceiling and a folding door with etched inset glazed panels leading to:

### Dining Kitchen

11' x 10'9 max approx (3.35m x 3.28m max approx)

The kitchen could possibly be enlarged by incorporating the pantry and two external stores within this living space and it currently includes a 1½ bowl sink with a mixer tap set in a work surface with tiling to the wall by the sink and having cupboards, a drawer and space for an automatic washing machine below and a double cupboard to the wall above, plumbing and space for an upright gas cooker, further work surface with space for a fridge and freezer beneath and a double cupboard above, double glazed window to the rear, half double glazed door leading out to the rear garden, built-in pantry with a window and thrawl and there is an understairs storage cupboard where the electric consumer unit and electric meter are housed.

### First Floor Landing

There are doors leading from the landing to the bedrooms and bathroom.

### Bedroom 1

10'8 x 10'7 approx (3.25m x 3.23m approx)

Double glazed window to the front, radiator and built-in wardrobe/storage cupboard over the stairs.

### Bedroom 2

9'8 x 8'4 approx (2.95m x 2.54m approx)

Double glazed window to the rear, radiator and an original feature cast iron fireplace which has been boarded over.

### Bathroom

The bathroom needs updating and currently has a white suite including a panelled bath with an electric shower over and tiling to one wall, a wall mounted hand basin with tiled splashback and a low flush w.c., wall mounted mirror fronted cabinet, radiator, opaque double glazed window and a built-in airing/storage cupboard.

### Outside

There is a slabbed area with beds to the front of the property and

the path runs down the right hand side of the house to a gate which provides access to the rear garden. The property offers the potential for off street parking, subject to the necessary permission for a dropped kerb.

At the rear of the property there is a concrete area which leads onto a long lawned garden which has borders and fencing to the sides and there is a tree and barked area at the bottom of the garden. An outside tap and external lighting is provided and there is a built-in store at the side of the house with a further built-in storage/original w.c. at the rear.

### Outside Store 1

Accessed from a door at the side of the property and is a space which could be incorporated into the dining kitchen, if this was preferred by a new owner.

### Outside Store 2

This was originally an outside w.c. which has now been turned into a store and it houses the wall mounted Baxi boiler and gas meter and could if preferred also be incorporated into the living accommodation.

### Directions

Proceed out of Long Eaton along Nottingham Road taking the left hand turning after the bridge into Norfolk Road. Continue along where Landsdown Grove is situated as the first turning on the right hand side and the property can be found on the right.  
9008MP

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 75mbps 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

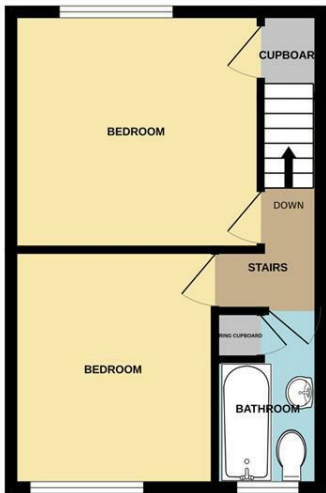




GROUND FLOOR

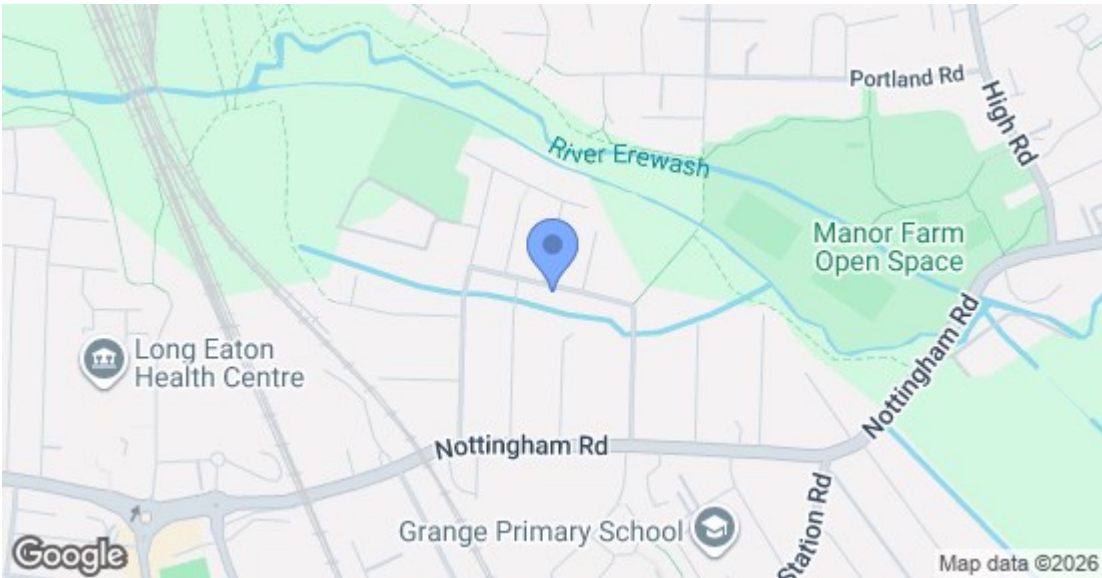


1ST FLOOR



38 LANDSDOWN GROVE, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(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		

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