



Lime Grove,  
Long Eaton, Nottingham  
NG10 4LD

**Price Guide £210-215,000**  
**Freehold**





THIS IS AN UPGRADED, TRADITIONAL THREE BEDROOM HOME SIUTATED ON A TREE LINED ROAD CLOSE TO THE HEART OF LONG EATON.

Being located on Lime Grove, this traditional three bedroom property provides a lovely home which has just been improved by the current owner and is ready for immediate occupation. The property has new floor coverings throughout and for the size and layout of the accommodation and privacy of the mature rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovey property for themselves.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits from having been re-wired and having had a new central heating system installed. The property is also double glazed and includes a reception hall, an open plan lounge/living area which leads through into the re-fitted dining kitchen which has extensive ranges of wall and base units and several integrated appliances there is a rear hall and a newly fitted ground floor bathroom which has a mains flow shower system over the bath. To the first floor the landing leads to the three good size bedrooms, with the main bedroom having an en-suite shower/w.c. Outside there is a paved area to the front of the house with a driveway which will provide off road parking and at the rear there is a mature garden which has walls and fencing to the boundaries.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the well regarded Clifford Gym and West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within easy reach of the property 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 outside light leading through a UPVC front door with a leaded opaque glazed panel to:

## Reception Hall

Stairs with hand rail and carpeted flooring leading to the first floor and a door leading to the living area/lounge.

## Lounge/Living Room

12'8 x 11'5 plus bay approx (3.86m x 3.48m plus bay approx)  
Double glazed leaded bay window to the front, media wall with shelving and recess for a TV, radiator and carpeted flooring.

## Dining Kitchen

15'3 x 10'9 approx (4.65m x 3.28m approx)

The kitchen has newly fitted Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring gas hob set in a work surface which extends to two walls and has cupboards, an integrated dishwasher, space for an automatic washing machine, integrated fridge and freezer, oven and drawers below, matching eye level wall cupboards, Worcester Bosch boiler housed in a matching wall cupboard, hood over the cooking area, tiling to the walls by the work surface areas, double glazed leaded window to the rear and an original upright double fitted storage cupboard and shelf.

## Rear Hall

Half double glazed door leading out to the side of the property and an understairs storage cupboard with a light.

## Bathroom

The ground floor bathroom has been newly fitted with tiling to the walls and has a white suite including a P shaped bath with a mixer tap and a mains flow shower over having a rainwater shower head and a hand held shower, tiling to two walls and a glazed protective screen, hand basin with mixer tap set on a surface with double cupboard beneath, low flush w.c. with a concealed cistern, chrome ladder towel radiator, tiled flooring, double glazed window to the rear, extractor fan and tiling to the walls by the sink and w.c. areas.

## First Floor Landing

Double glazed leaded window to the side, hatch to the loft and carpeted flooring.

## Bedroom 1

12'7 x 11'5 approx (3.84m x 3.48m approx)

Double glazed leaded window to the front, two double wardrobes with pine doors having drawers below, radiator, carpeted flooring and a pine door with matching side panel leading to:

## En-Suite Shower Room

Having a walk-in shower with a mains flow shower system, tiling to two walls, low flush w.c. with a hand basin over having a mixer tap,

tiling to the walls and tiled flooring and an opaque double glazed window.

## Bedroom 2

11'5 x 9'6 approx (3.48m x 2.90m approx)

Double glazed window to the rear, radiator, carpeted flooring and six power points.

## Bedroom 3

8'2 x 6'8 approx (2.49m x 2.03m approx)

Double glazed window to the rear, radiator, six power points and carpeted flooring.

## Outside

At the front of the property there is a paved garden area with fencing to the front and left hand boundary with a wall to the right hand side, driveway with a gate and fence providing access through to the rear of the property.

At the rear there is a patio leading onto an established garden which has a selection of trees and bushes, a wall to the right and rear boundaries and a fence to the left hand side, outside lighting to the side and rear of the house.

## Directions

Proceed out of Long Eaton along Derby Road and Lime Grove can be found as a turning on the left hand side.  
9034MP

## Agents Notes

There are AI photos on this property.

## 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 17mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

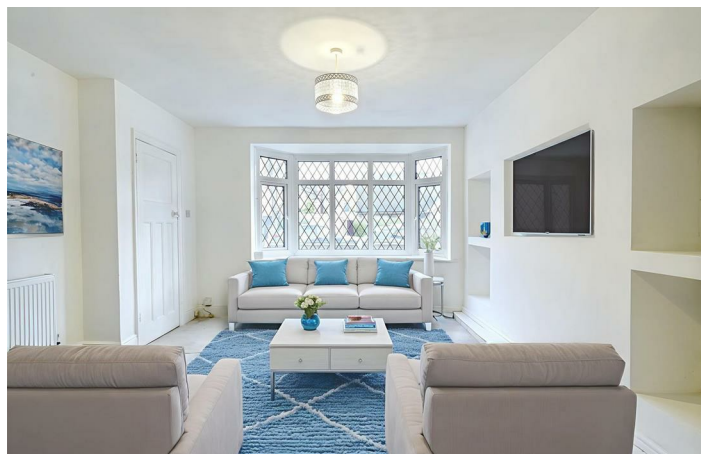
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

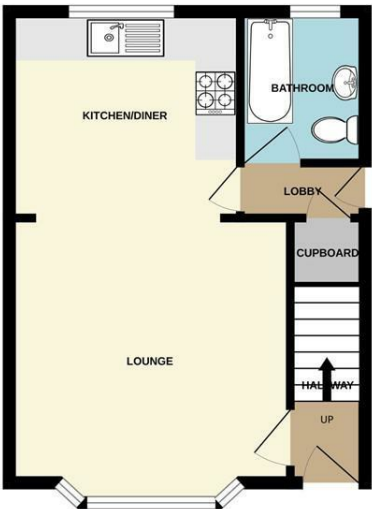
Any Legal Restrictions – No

Other Material Issues – No

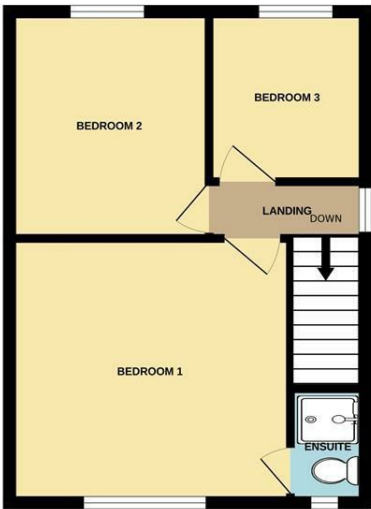




GROUND FLOOR



1ST FLOOR



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		82
(81-91) B		
(69-80) C	69	
(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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