



Farthing Court,  
Long Eaton, Nottingham  
NG10 3QU

**£335,000 Freehold**



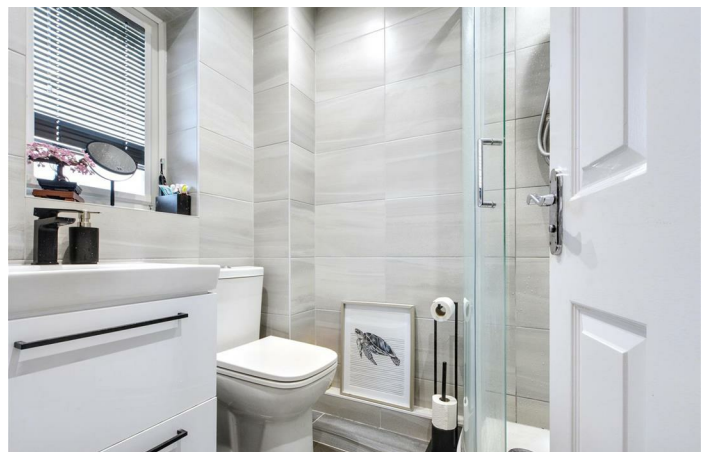


A MODERNISED THREE BEDROOM DETACHED HOME SITUATED WITHIN THE EVER POPULAR PENNYFIELDS DEVELOPMENT.

Robert Ellis are delighted to bring to the market this beautifully presented detached property which has been modernised throughout to offer stylish and comfortable family living. The accommodation includes a welcoming lounge, a modern kitchen/diner, a useful downstairs WC, and the converted garage now providing a utility room and home office, offering excellent flexibility for modern lifestyles. To the first floor there are three well-proportioned bedrooms, with the master bedroom benefitting from an en suite, along with a family bathroom.

Positioned within a quiet cul-de-sac on the sought-after Pennyfields development, the property is ideally located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the quality and layout of this superb home.

The property is a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are both state and independent schools for all ages, health care and sports facilities including the West Park leisure centre and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands parkway, East Midlands Airport and the A52 to Nottingham and Derby.



### Porch

Double glazed door to the front, radiator, tiled floor, door to:

### Lounge

Double glazed box bay window to the front, tiled floor, wall mounted vertical radiator, door to utility, door to the stairs and double doors to:

### Kitchen Diner

19'11 x 8'10 approx (6.07m x 2.69m approx)

Double glazed window to the rear, range of matching wall and base units, sink and drainer, integrated electric oven, integrated microwave, four ring induction hob and extractor over, integrated fridge freezer, integrated dishwasher, double glazed patio doors to the rear, tiled floor and heater.

### Utility Room

10'9 x 7'5 approx (3.28m x 2.26m approx)

Matching wall and base units with inset stainless steel sink and drainer, underfloor heating, plumbing for a washing machine, space for a fridge freezer, double glazed door to the side, laminate flooring, door to:

### Office

4'2 x 7'7 approx (1.27m x 2.31m approx)

Double glazed window to the front, underfloor heating, laminate flooring.

### Cloaks/w.c.

Low flush w.c., vanity wash hand basin, chrome heated towel rail.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

9'5 x 9'9 approx (2.87m x 2.97m approx)

Double glazed window to the front, radiator. Door to:

### En-Suite

Double glazed window to the rear, tiled floor, single shower cubicle with mains fed shower, vanity wash hand basin, low flush w.c. and extractor fan.

### Bedroom 2

10'7 x 10'2 approx (3.23m x 3.10m approx)

Double glazed window to the front, radiator, fitted wardrobes.

### Bedroom 3

9' x 7'2 approx (2.74m x 2.18m approx)

Double glazed window to the front, radiator.

### Bathroom

Obscure double glazed window to the rear, wall mounted heated towel rail, single shower cubicle, bath, low flush w.c., vanity wash hand basin and fully tiled walls.

### Outside

To the front of the property there is off road parking for a couple of vehicles with side access leading to the rear garden.

The rear garden is laid mainly to lawn with a decked area and patio, enclosed with fenced panels and brick wall and there is a wooden shed.

### Directions

Proceed out of Long Eaton along the main Derby Road turning left at the traffic island with Wilsthorpe Road. Continue to the next traffic island adjacent to the Leisure Centre, turning right into Pennyfields Boulevard. Take the second right turning into Shilling Way then next right into Farthing Court.

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 51mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

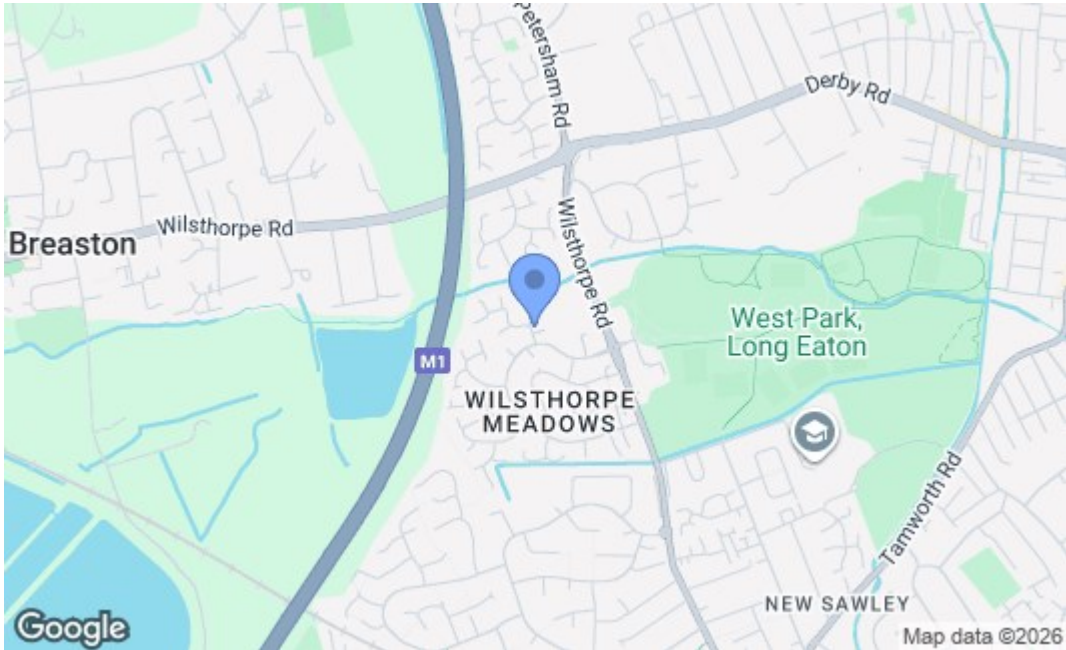
Non-Standard Construction – No

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.