



Elgar Drive,  
Long Eaton, Nottingham  
NG10 3PY

**O/O £199,500 Freehold**



THIS IS A TWO BEDROOM SEMI DETACHED HOME SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Elgar Drive, this two bedroom property provides a lovely home which will suit a whole range of buyers, from people purchasing their first property through to those who might be downsizing from a larger home and looking for a property which is easily maintained and well placed for easy access to the many local amenities and facilities provided by the area. The property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into and in time provides the opportunity for a new owner to stamp their own mark on their next property, which is something people will see when they take a viewing.

The property was originally built by Redrow Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. The well proportioned accommodation provides the benefit of having gas central heating and double glazing and includes a reception hall, from which stairs take you to the first floor, the lounge has a feature fireplace with a coal effect gas fire and there are patio doors leading out to the rear garden and the kitchen is fitted with wood grain effect finished wall and base units. To the first floor the landing leads to the two bedrooms, with the main bedroom having extensive ranges of fitted wardrobes and cupboards and the bathroom has a white suite with a shower over the bath. Outside there is off road parking for two vehicles at the front, with there being a garden area in front of the house and a block paved path leads to the front door and via the left hand side of the property through a gate to the rear garden. At the rear of the property there is a block paved patio leading onto a pebbled area and at the bottom of the garden there is a slabbed section, all of which have helped to make this an easy garden to maintain, with there being fencing and coniferous trees to the boundaries.

The property is well placed for easy access to the local amenities and facilities provided by Long Eaton and the surrounding area with there being Asda, Tesco, Lidl and Aldi stores and many other retail outlets in the town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, with the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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 and a half opaque UPVC double glazed wood grain effect panelled front door leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator and dado rail to the walls.

### Lounge/Sitting Room

12'6 x 12'5 approx (3.81m x 3.78m approx)

Double glazed sliding patio doors with fitted vertical blinds leading out to the private rear garden, coal effect gas fire (not rested) set in an Adam style surround with inset and hearth, dado rail to the walls, radiator and cornice to the wall and ceiling.

### Kitchen

10'6 x 6'7 approx (3.20m x 2.01m approx)

The kitchen is fitted with wood grain effect units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas burner set in a work surface which extends to two walls and has space for an automatic washing machine, cupboards, drawers and an oven below, matching eye level wall cupboards, boiler housed in a wall cupboard, tiling to the walls by the work surface areas, double glazed leaded window to the front, radiator and space for a fridge/freezer.

### First Floor Landing

Hatch to the loft, dado rail to the walls, panelled doors leading to the bedrooms and bathroom.

### Bedroom 1

10'7 plus wardrobes x 11'4 approx (3.23m plus wardrobes x 3.45m approx)

Double glazed leaded window to the front, wardrobes with part glazed doors to either side of the bed position with cupboards over, dressing table with drawers beneath and further eye level cupboards above, built-in wardrobes to the corner of the room and a built-in storage cupboard over the bulkhead of the stairs, radiator and mirror to the wall by the dressing table.

### Bedroom 2

10'9 x 6'9 approx (3.28m x 2.06m approx)

Double glazed window to the rear, radiator, laminate flooring and shelving to one wall.

### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a Gainsborough 850 shower over, tiling to three walls, low flush w.c. and a pedestal wash hand basin with a mixer tap and tiled splashback, radiator with a rail over, shelving to one wall, electric shaver point, opaque double glazed window and tiled flooring.

### Outside

At the front of the property there is off road parking provided for two vehicles, there is a brick store in front of the property, a block paved path leads from the road to the front door and via the left hand side of the property to a gate which provides access to the rear. There is an outside water supply and a garden area at the front of the house.

At the rear there is a block paved patio leading onto a pebbled area and at the bottom of the garden there is a slabbed section, all of which helps to make the rear garden easily maintained, there is fencing to the side boundaries and a coniferous trees and fencing to the rear boundary and there is an outside light at the rear of the property.

### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin and first right into Elgar Drive.  
9040MP

### 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 5mbps 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

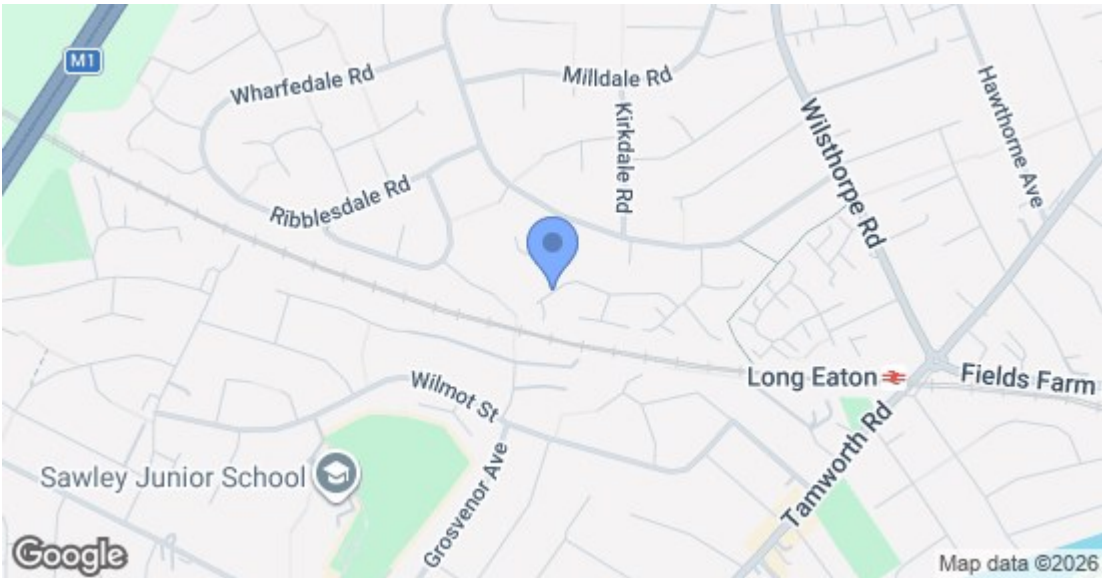
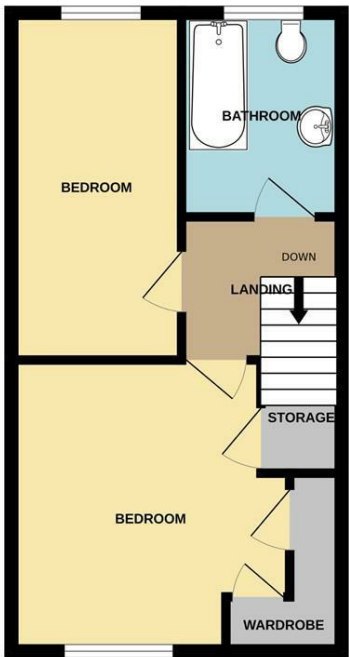
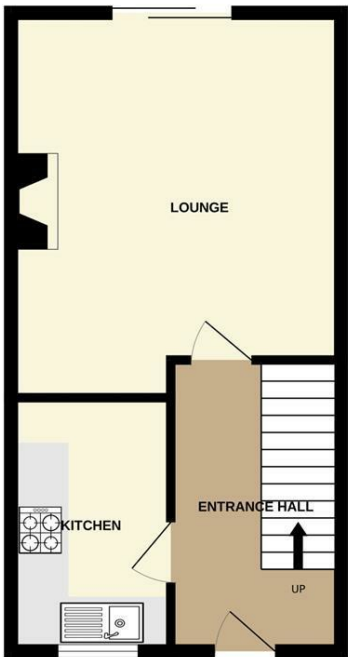
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



| 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.