



Ingham Road,  
Long Eaton, Nottingham  
NG10 4HX

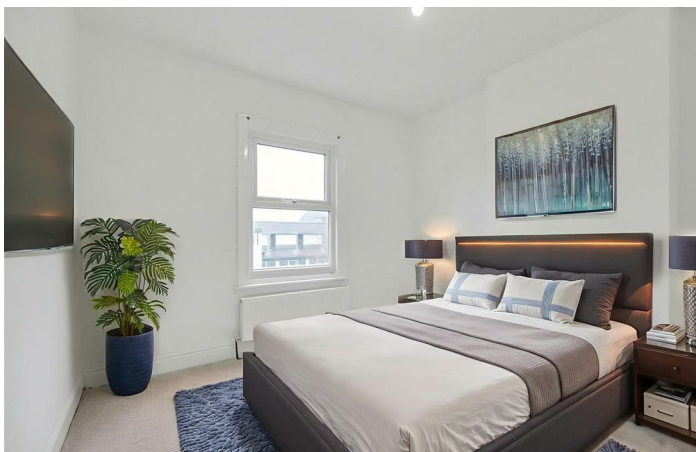
**Price Guide £235-245,000**  
**Freehold**



A BAY FRONTED THREE BEDROOM SEMI DETACHED HOME, BUILT IN 1911, BLENDING PERIOD CHARACTER WITH MODERN LIVING FOLLOWING A FULL REFURBISHMENT BY THE CURRENT OWNERS, SITUATED ON THE QUIET AND POPULAR INGHAM ROAD.

Robert Ellis are delighted to bring to the market this attractive bay fronted semi detached property, constructed in 1911 and positioned on a quiet and popular road within easy reach of the A52 and M1, making it ideal for commuters. The property successfully combines the charm of a traditional home, including high ceilings and a bay fronted elevation, with a modern finish throughout following a comprehensive refurbishment by the current owners. The accommodation comprises an entrance hallway leading through to a spacious open plan dining kitchen, creating a fantastic space for everyday living and entertaining. To the first floor are three well proportioned bedrooms, with the master benefitting from an en suite, along with a family bathroom. Outside, the property sits in a pleasant position on Ingham Road and offers a good sized rear garden, along with off road parking to the front. Being sold with no onward chain and positioned in a convenient location for major road links, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is only a few minutes walk away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets as well as pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre, excellent schools for all ages which are again only a short walk away from the property and the excellent 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.



### Entrance Hall

Double glazed side entrance door, double glazed window to the side, radiator, stairs to the first floor, understairs storage, radiator, doors to:

### Lounge

14'3 into bay x 11'5 max approx (4.34m into bay x 3.48m max approx)

Double glazed bay window to the front, laminate flooring, radiator, coving

### Dining Kitchen

23'3 x 11'5 approx (7.09m x 3.48m approx)

Laminate flooring, radiator, ceiling spotlights, double glazed window to the rear, wall and base units with work surfaces over, inset sink and drainer, cupboard housing the combination boiler, integrated electric oven, four ring induction hob with extractor over, plumbing for a washing machine, space for a fridge freezer, double glazed door and window to the side.

### First Floor Landing

Loft access hatch, doors to:

### Bedroom 1

11'5 x 11'10 approx (3.48m x 3.61m approx)

Double glazed window to the front, radiator.

### En-Suite

Double glazed window to the side, single shower cubicle with rainwater shower head, low flush w.c., vanity wash hand basin, chrome heated towel rail, linoleum flooring, extractor fan and ceiling spotlights.

### Bedroom 2

7' x 9' approx (2.13m x 2.74m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

8'6 x 7'4 approx (2.59m x 2.24m approx)

Double glazed window to the rear, radiator.

### Outside

To the front of the property there is a small walled frontage with pathway to the front entrance and rear garden.

The rear garden is enclosed with panelled fencing, has a patio area.

### Directions

Proceed out of Long Eaton along Derby Road taking the right hand turn onto College Street and proceed along College Street for some distance eventually taking the right hand turning onto Cavendish Road, immediately left onto Ingham Road and the property is located on the left hand side.

9115CO

### Agents Notes

There are AI photos on this property.

The EPC was completed prior to any improvements works being carried out.

### 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 11mbps Superfast 67mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

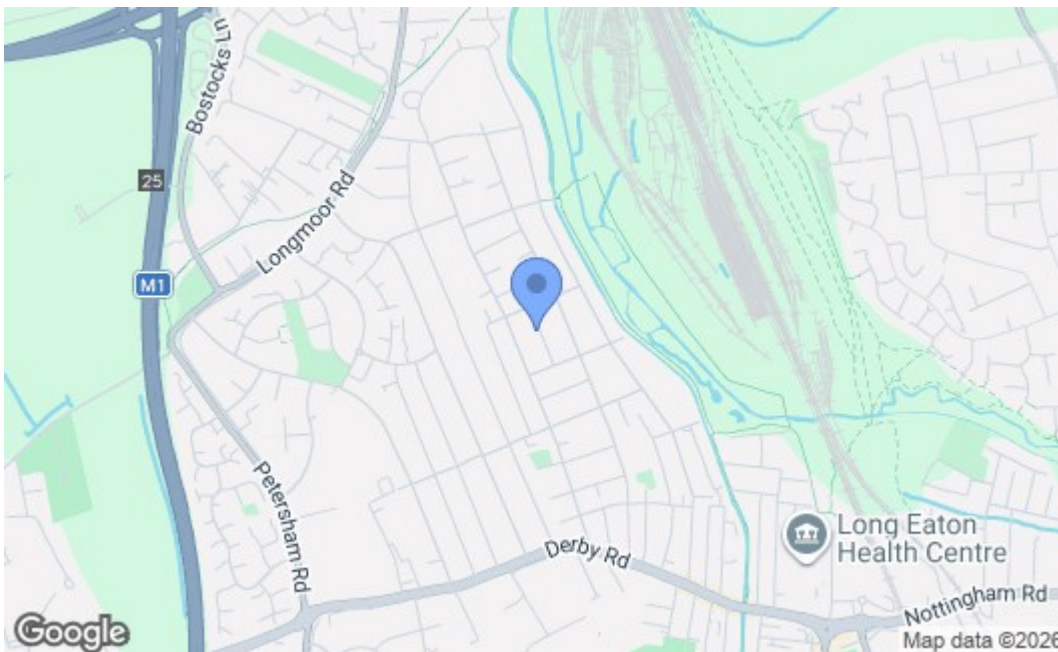
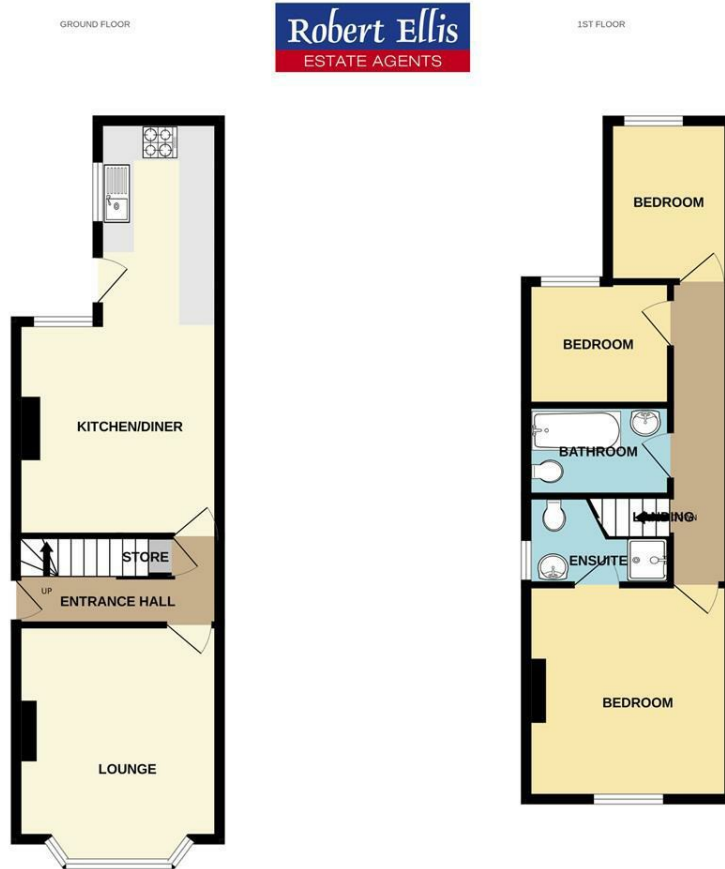
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.