



Doncaster Grove,  
Long Eaton, Nottingham  
NG10 2BA

**£195,000 Freehold**



THIS IS A LOVELY THREE DOUBLE BEDROOM MID PROEPRTY SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Doncaster Grove, this three bedroom property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to someone who might be downsizing to a property which is easy to maintain and conveniently located for easy access to the amenities and facilities provided by Long Eaton and the surrounding area. For the size and layout of the accommodation and privacy of the south facing rear 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 property is constructed of brick to the external elevations with the front having been recently re-pointed, all under a tiled roof. The accommodation derives the benefits from having gas central heating, with a relatively new boiler having been fitted and double glazing and being entered through a stylish composite front door includes a reception hall, lounge with a log burning stove set in a feature exposed brick chimney breast, the kitchen has been re-fitted with grey Shaker style units, integrated appliances and has a central island providing a seating area. To the first floor the landing leads to the three double bedrooms and the bathroom which has a white suite with a shower over the bath. Outside there is a Presscrete driveway at the front which provides off the road parking for two vehicles and a south facing rear garden with Indian sandstone patios, a lawn, decking, a shed and seating to the boundaries and there are also two internal stores, one of which houses the gas boiler and the other provides a storage facility and these areas could easily be incorporated into the kitchen living accommodation if this was preferred.

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, walks at Toton Fields, the picturesque Attenborough Nature Reserve, 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.



### Front Door

Stylish composite front door with three inset opaque glazed leaded panels leading to:

### Reception Hall

Stairs with a hand rail leading to the first floor, laminate flooring extending into the lounge and a door with two inset glazed panels leading to:

### Lounge/Sitting Room

11'2 x 11'2 approx (3.40m x 3.40m approx)

Double glazed window with fitted vertical blinds to the front, log burning stove set in a feature exposed brick chimney breast, laminate flooring and a radiator.

### Dining Kitchen

12'5 x 11'5 approx (3.78m x 3.48m approx)

The dining kitchen is fitted with grey Shaker style units having brushed stainless steel fittings and includes a sink with a mixer tap and four ring gas hob set in a work surface with space for an automatic washing machine, cupboards, an integrated dishwasher, oven and a drawer below, matching eye level wall cupboards and a hood over the cooking area, a fitted wall display shelved unit, central island providing seating for four people and having a raised section with a double cupboard and two drawers beneath, housing for an upright fridge/freezer with a cupboard over, further work surface with cupboards beneath and to the wall above, tiling to the walls by the work surface areas, radiator, double glazed window with a blind to the rear, half double glazed door leading out to the rear garden, built-in storage cupboard/pantry with a window and an understairs storage cupboard housing the electricity meter and electric consumer unit.

### First Floor Landing

The balustrade continues from the stairs onto the landing, radiator in a housing and hatch to the loft.

### Bedroom 1

11'11 x 10'6 approx (3.63m x 3.20m approx)

Double glazed window with fitted vertical blinds to the front and a radiator.

### Bedroom 2

12'3 x 8'9 approx (3.73m x 2.67m approx)

Double glazed window to the rear, radiator and a double fitted wardrobe with sliding doors providing shelving and hanging space.

### Bedroom 3

9'4 x 7'6 approx (2.84m x 2.29m approx)

Double glazed window with fitted vertical blind to the rear and a radiator.

### Bathroom

The bathroom has a white suite with a panelled bath with mixer taps and a shower and tiling to three walls, a low flush w.c., pedestal wash hand basin with a mixer tap, tiled splashback and a mirror fronted cabinet to the wall above, radiator with a rail over, wall mounted shelved vanity cupboard and an opaque double glazed window with a fitted blind.

### Outside

At the front of the property there is a Presscrete driveway which provides off road parking for two vehicles and there is a path leading down the right hand side of the house to a gate which provides access to the rear garden, there is a built-in storage cupboard, accessed from the path, which could be incorporated into the kitchen/living area if preferred.

At the rear there is an Indian sandstone patio which extends down the left hand side of the garden, there is a lawn, a decked seating area at the bottom of the garden, a shed, log store, an outside tap and the garden is kept private by having fencing to the boundaries.

### Store

At the rear of the property there is a built-in store which houses the wall mounted Worcester Bosch boiler, has space for a tumble dryer and power points and lighting are provided.

### Directions

Proceed out of Long Eaton along Nottingham Road and take the first turning on the left hand side onto Norfolk Road, and at the top turn right onto Doncaster Grove where the property is situated on the right hand side.  
9099MP

### Council Tax

Erewash Borough Council Band A

### Agents Notes

There are AI photos on this property.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 77mbps 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

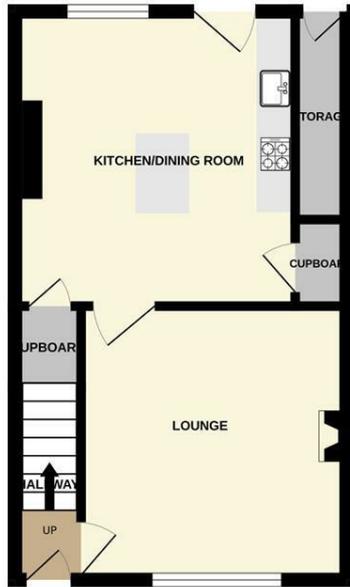
Any Legal Restrictions – No

Other Material Issues – No

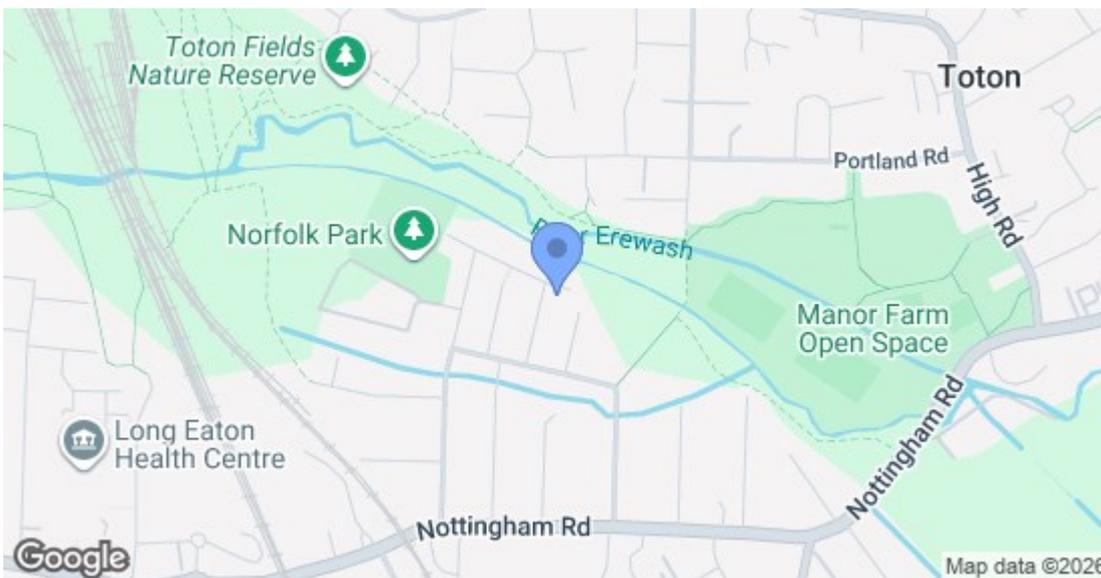




GROUND FLOOR



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			
<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.