



**68 Laurel Crescent, Long Eaton, Nottinghamshire, NG10 3NN**

**£995 PCM**

- 3 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- Long Eaton
- Driveway Parking Available
- Children Welcome
- Semi Detached House

# 68 Laurel Crescent, Nottinghamshire NG10 3NN

Robert Ellis are pleased to offer for rent this really smart 3 bed semi detached property with driveway parking in a well regarded residential cul de sac. Briefly the accommodation comprises, Entrance Hall with stairs to the first floor, uPVC d/g window to the side, radiator, tiled flooring and doors off to the Living Room (13'1" x 11'6") having uPVC d/g window to the front, electric fire in feature surround, new carpet, radiator and double doors into the Dining Room (9'9" x 9'5") having uPVC d/g window to the rear, radiator and door into the Kitchen, having uPVC d/g window to the rear, fitted wall and base units with roll edge worksurfaces over, inset sink and drainer, integrated oven, induction hob and extractor over, storage cupboard and radiator. There will be a fridge, freezer and washing machine left as a gesture of goodwill.

First Floor Landing with uPVC d/g window to the side and doors off to Bedroom 1 (12'7" x 9'9") having uPVC d/g window to the rear, new carpets, storage cupboard and radiator.

Bedroom 2 (11'7" x 11'6") having uPVC d/g window to the front, new carpets and radiator. Bedroom 3 (8'5" x 8'4") having uPVC d/g window to the front, new carpets and radiator.

Bathroom, having uPVC d/g window to the rear, new panel bath with shower attachment, pedestal handwash basin with vanity unit, low flush wc and radiator.

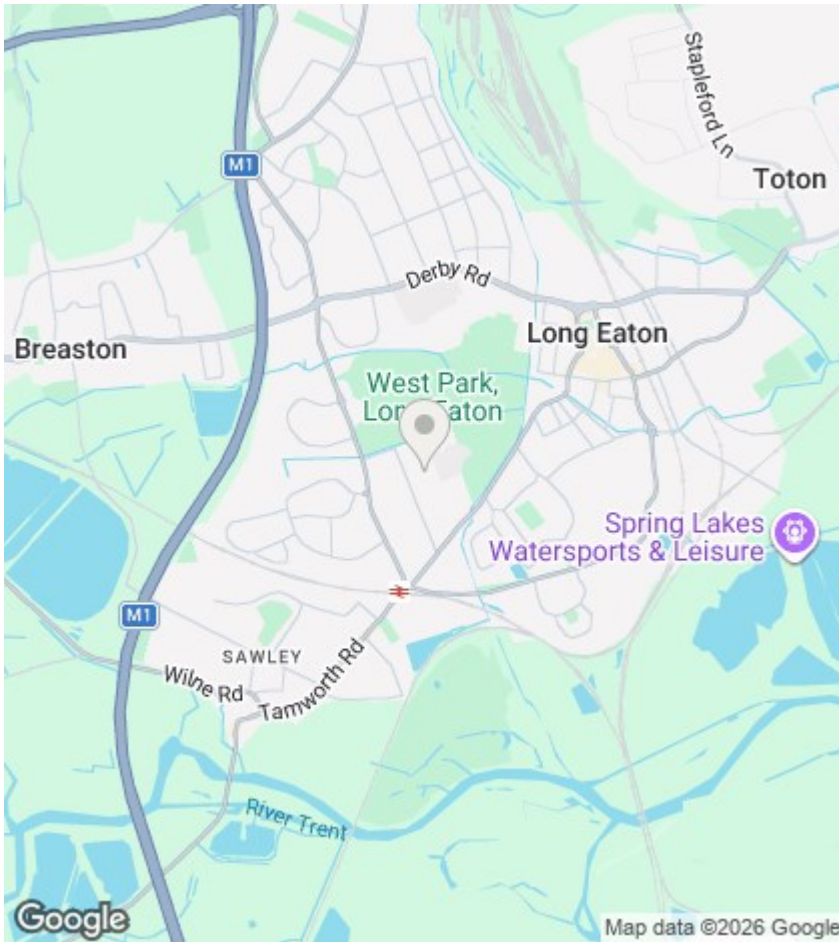
Outside is a gated fore garden with off road parking, hedge boundary and gated access to the rear garden with brick built outside storage and wc, spacious patio area and further gated garden mainly laid to lawn. Available Late August 2026, Offered Unfurnished, Accompanied Viewings, Long Eaton Office.



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 86        |
| (69-80) C                                   |  | 73                      |           |
| (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 |           |