



Welbeck Road,  
Long Eaton, Nottingham  
NG10 4GQ

**£245,000 Freehold**



THIS IS A THREE DOUBLE BEDROOM TRADITIONAL SEMI DETACHED HOUSE SITUATED AT THE END OF A PRIVATE DRIVE IN THIS POPULAR RESIDENTIAL AREA.

Located off Welbeck Road, this three bedroom semi detached house is being sold with the benefit of NO UPWARD CHAIN and is ready to move into and in time a prospective purchaser can then decide what work they might want to carry out to make the property suit their own requirements. For the size and layout of the accommodation and privacy of the 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 well placed for easy access to the local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick with part render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and being double glazed. The accommodation includes an enclosed porch, reception hall, from which doors lead to the lounge/sitting room positioned at the front of the house, the kitchen which is fitted with wood grain effect wall and base units, there is a rear hall with a pantry/store and a ground floor w.c. off the rear hall and from the kitchen a door leads into the conservatory which connects to the rear garden. To the first floor the landing leads to the three double bedrooms and the fully tiled bathroom which has a shower (not tested) over the bath and there is a hatch with a ladder from the landing taking you to the loft which is boarded and has boarding to the underside of the roof with there being power points and lighting provided in the attic. Outside there is a driveway and pebbled parking area at the front of the house, a garage is positioned to the side and at the rear the garden has two large slatted patio areas, fencing to the boundaries and the rear garden backs onto allotments which helps to create privacy at the rear of the house.

The property is within easy reach of excellent local schools for all ages, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are supermarkets in Long Eaton including Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, walks in the nearby open countryside 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.



## Porch

Enclosed porch having a UPVC front door with inset opaque glazed panels and double glazed panels to the side, laminate flooring, outside light in the porch and a UPVC door with an inset ornate glazed panel leading to:

## Reception Hall

Stairs with balustrade and cupboard under which houses the gas and electricity meters and electric consumer unit, double glazed window to the side and a radiator.

## Lounge/Sitting Room

13'6" x 13' approx (4.11m x 3.96m approx)

Double glazed bow window to the front, Adam style fireplace with a stone effect gas fire (not tested) and hearth, laminate flooring, radiator, cornice to the wall and ceiling and a dado rail to the walls.

## Breakfast Kitchen

11'3" x 13'1" approx (3.43m x 3.99m approx)

The kitchen is fitted with wood grain effect units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to two sides and has ranges of cupboards, drawers, an oven and spaces for a fridge and an automatic washing machine below, hood over the cooking area, matching eye level wall cupboards with a Baxi boiler housed in an end wall cupboard, shelved pantry cupboard, a central island with cupboards under, radiator, double glazed windows to the rear and side and a double glazed door leading into the conservatory.

## Rear Hallway

Having a folding door leading to a walk-in pantry which has shelving and a light and similar door leads to the ground floor w.c. and within the hall there is a space for an appliance or storage and the laminate flooring extends from the kitchen into the hall to the ground floor w.c.

## Ground Floor w.c.

Being fully tiled and having a white low flush w.c., radiator, opaque double glazed window and laminate flooring.

## Conservatory

9'5" x 7'5" approx (2.87m x 2.26m approx)

Double glazed door leading out to the rear garden with double glazed windows to the side and rear, laminate flooring and a polycarbonate roof.

## First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch with a wooden folding ladder leading to the loft.

## Bedroom 1

13'1" x 10'2" approx (3.99m x 3.10m approx)

Double glazed window to the front, a hanging recess and a radiator.

## Bedroom 2

11' x 9'7" approx (3.35m x 2.92m approx)

Double glazed window to the rear, radiator and a double built-in cupboard.

## Bedroom 3

9'5" max x 8'8" approx (2.87m max x 2.64m approx)

Double glazed window to the rear and a radiator.

## Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and electric shower (not tested) over, pedestal wash hand basin with two glazed shelves and a mirror to the wall above and a low flush w.c., opaque double glazed window and a radiator with a rail over.

## Loft

17' x 13' approx (5.18m x 3.96m approx)

The loft is boarded and has panelling to the underside of the roof and there is a Velux window, power points and lighting.

## Outside

At the front of the property there is a drive and a pebbled parking area, fencing to both the two side boundaries with bushes to the right hand side and there is a gate between the garage and house providing access to the rear garden and there is an outside light on the front of the house.

The private rear garden is mainly slabbed with a patio area to the immediate rear of the house with steps leading up to a walled patio, fencing to the three boundaries, with there being an outside tap and external lighting provided.

## Summerhouse

In the bottom right hand corner of the garden there is a summerhouse which needs attention.

## Garage

18' x 8' approx (5.49m x 2.44m approx)

To the left hand side of the house there is an asbestos garage which has double opening doors to the front.

## Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street. Continue for some distance and as the road bends to the left take the right hand turning into Welbeck Road, following the road round where the property can be found on the left hand side, as identified by our for sale board.

9339MP

## 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 6mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

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

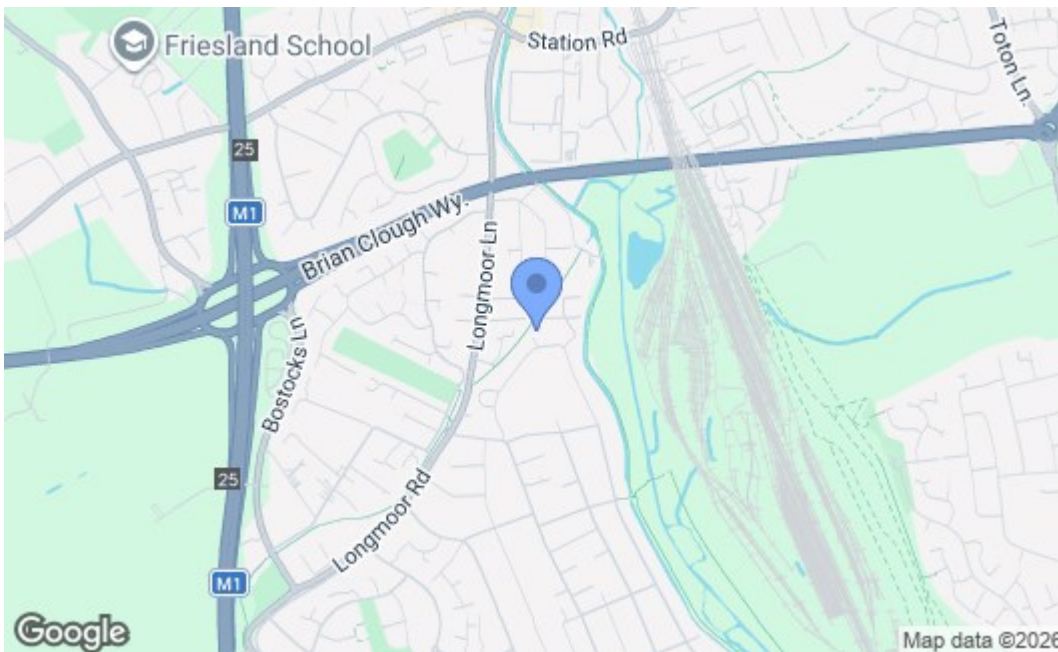
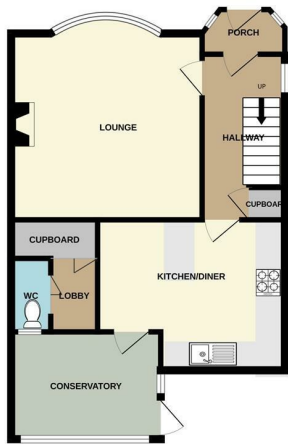




GROUND FLOOR



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		69	75
(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	
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			
<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.