

Plot 1, Cobden Street,  
Long Eaton, Nottingham  
NG10 1BL

**£264,995 Freehold**



THIS IS A SELECT DEVELOPMENT OF JUST THREE PROPERTIES BEING CONSTRUCTED BY SCATTERGOOD BROS. LTD, A LOCAL BUILDER WITH AN EXCELLENT REPUTATION.

Two of these brand new properties are currently in the course of construction and is anticipated they will be ready for occupation during the later part of 2022. The properties will have accommodation arranged on three levels and will provide four bedrooms with en-suite shower rooms to both the first floor bedrooms and a shower room on the second floor for the two bedrooms at this level. On the ground floor the properties will have a lounge and a living/dining kitchen and an inner hall, off which there will be a ground floor w.c.

The properties are being built of an attractive facia brick to the external elevations under a pitched tiled roof and the accommodation included will derive all the benefits of gas central heating and double glazing and being brand new houses will have a high level of insulation throughout which will help to keep the running costs to a minimum. While being constructed it will be difficult for interested parties to be able to see the size of the accommodation included, but with the floor plans having been created, these will provide a good indication on the layout and proportions of the rooms. The properties have been designed to fit in with the adjacent properties on Cobden Street and Sandford Avenue with there being front elevations to match the style of the surrounding houses. The two properties at the front have a main entrance door leading into the sitting room, from which there are doors leading to the hall which has stairs taking you to the first floor and a most useful ground floor w.c. There is also the living/dining kitchen situated at the rear and this will be fitted with high quality units and a central island and will have French doors leading out to the rear garden. The first floor landing leads to the two double bedrooms, both of which will have en-suite shower rooms and then there are stairs from the landing to the two further bedrooms on the second floor where there is also a shower room to serve these bedrooms. Outside there will be paved areas at the front and private Southerly facing gardens to the rear and there will also be an off the road parking space provided for each house.

The three properties being built on this development are well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area with there being Asda and Tesco superstores and many other retail outlets found in the town centre as are various pubs, restaurants and the well regarded Clifford Gym. There are excellent schools for all ages within easy reach, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Park stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall

Ground Floor w.c.

Sitting Room 12'7" x 10'4" approx (3.86m x 3.16m approx)

Living/Dining Kitchen 13'9" x 6'1" approx (4.2m x 1.86m approx)

First Floor Landing

Bedroom 1 13'9" x 12'7" approx (4.2m x 3.86m approx)

En-Suite

Bedroom 2 13'9" x 12'7" approx (4.2m x 3.86m approx)

En-Suite

Second Floor Landing

Bedroom 3 12'7" x 11'9" approx (3.86m x 3.6m approx)

Bedroom 4 12'7" x 9'10" approx (3.86m x 3m approx)

Shower Room

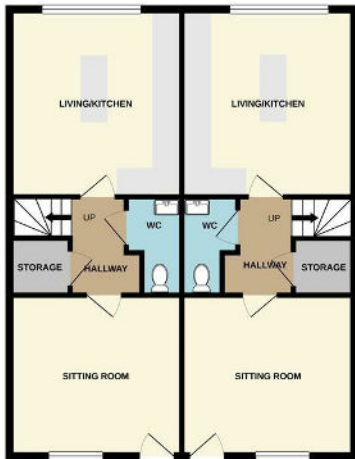
Outside

Directions

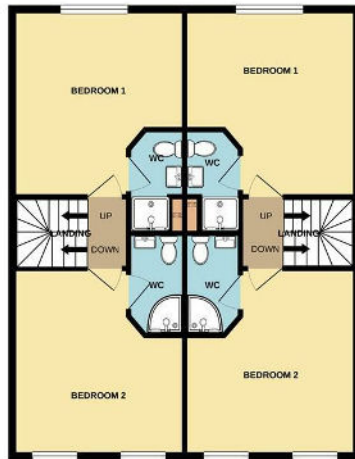
Proceed out of Long Eaton along Derby Road and turn right into Cobden Street and the properties can be found as identified by our for sale board.

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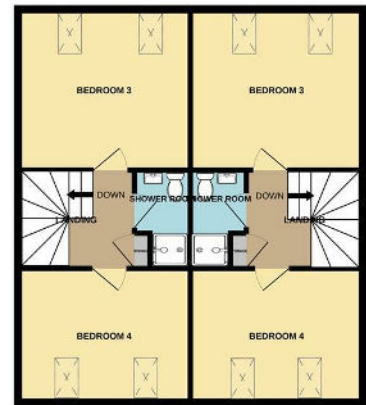
GROUND FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



2ND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 2392 sq.ft. (222.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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