



Sycamore Road,
Long Eaton, Nottingham
NG10 3JR

£210,000 Freehold



THIS TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY IS SITUATED IN A QUIET CUL-DE-SAC WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY THE AREA WHICH INCLUDE EXCELLENT TRANSPORT LINKS.

Being found in this quiet cul-de-sac on the outskirts of Long Eaton, this traditional two double bedroom property offers a lovely home which will suit a whole range of buyers, from people purchasing their first property through to those that might be downsizing from a larger home and in search of a property which would be easy to maintain and is conveniently located. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the accommodation includes a reception hall which leads into the lounge which has a feature fireplace and an arch leading into the dining room with there being good quality laminate flooring extending across the whole of this ground floor living area. The kitchen is fitted with ranges of wall and base units and has a door leading out to the side of the property. To the first floor the landing leads to the two double bedrooms, both of which have either built-in or fitted wardrobes and there is the shower room which has recently been re-fitted which is fully tiled with a corner shower. Outside there is a garden area and parking at the front with a path leading down the left hand side to the rear garden where there is a patio leading onto a lawned garden with path leading to the bottom of the garden where there is a new shed which will remain at the property when it is sold.

The property is well placed for easy access to all the amenities provided by Long Eaton and the surrounding area which include Asda, Tesco and Aldi stores and many other retail outlets in the town centre. There are excellent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby countryside and at Trent Lock. The excellent transport links include junctions 24 and 25 of the M1, Long Eaton station which is only a few minutes walk from the house, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport. The A52, A50 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

UPVC front door with three inset double glazed panels, stairs leading to the first floor, radiator, dado rail to the walls and quality laminate flooring which extends through into the lounge and dining room.

Lounge/Sitting Room

13'5" x 11'9" approx (4.09m x 3.58m approx)

Double glazed window to the front, coal effect gas fire set in an Adam style surround with an inset and hearth, two wall lights, laminate flooring, radiator, cornice to the wall and ceiling and archway leading through into:

Dining Room

10'3" x 9'2" approx (3.12m x 2.79m approx)

Double glazed patio doors leading out to the rear garden, radiator, laminate flooring and a coal flame effect electric fire set on a plinth and cornice to the wall and ceiling. Door leading to:

Kitchen

The kitchen is fitted with light wood grain effect units and has a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards, drawers and spaces for an automatic washing machine, fridge and freezer and shelves below, space for an upright gas oven, L shaped work surface with three further cupboards under, matching wall cupboards with shelving at one end, tiling to the walls by the work surface areas, double glazed window to the rear, opaque double glazed window to the side, radiator, tiled flooring, cornice to the wall and ceiling, recessed lighting, wood panelled door with an inset glazed panel leading out to the side of the property and a shelved pantry which also houses the electric consumer unit and electric meter.

First Floor Landing

Double glazed window to the side and a hatch to the loft.

Bedroom 1

15' x 12' approx (4.57m x 3.66m approx)

Two double glazed windows to the front, two radiators, two built-in wardrobes and a storage cupboard, fitted drawer unit to one wall and matching units to either side of the bed position with two lights to the wall above.

Bedroom 2

10'3" x 9'3" approx (3.12m x 2.82m approx)

Double glazed window to the rear, two double built-in wardrobes, one of which houses the gas boiler, two bedside drawer units and a radiator.

Shower Room

The shower room has recently been re-fitted and is fully tiled with a corner shower having a Mira Sport shower, tiling to two walls and protective curved glazed doors and screens, hand basin with a mixer tap and drawers under and a low flush w.c. Opaque double glazed window, mirror with light and electric shaver point to the wall by the sink, chrome ladder towel radiator, tiled flooring and recessed lighting to the ceiling.

Outside

At the front of the property there is a slabbed area with a rockered bed to the front and to the left of the property there is slabbed off road parking, with external lighting by the front door and at the side of the house.

At the rear of the property there is a slabbed patio with a bin storage area to one side and there are steps leading from the patio to a path which runs down the bottom of the garden with there being lawned areas to either side of the path and at the bottom of the garden there is a shed which will remain at the property when it is sold. To the left hand boundary there is coniferous hedging and a block wall which extends along the rear boundary and to the right hand side there is a fence. An outside water supply is provided.

Shed

9'10" x 7'9" approx (3.00m x 2.36m approx)

The shed has a door to the front and power and lighting is provided.

Directions

Proceed out of Long Eaton along Tamworth Road and over the canal bridge. Sycamore Road can be found as a turning on the left hand side and the property is on the right hand side.

7554AMMP

Council Tax

Erewash Borough Council Band A

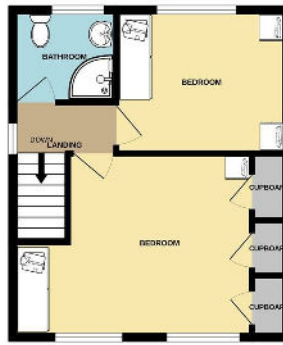




GROUND FLOOR
362 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
260 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as an approximate guide only and are not intended to be used for legal purposes. No guarantee can be given as to their accuracy or efficiency and no liability is accepted for any error or omission. Please refer to the actual floor plan for more details. © Robert Ellis 2022



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
82 plus A	
81-81 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
61	85
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
82 plus A	
81-81 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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