



Shilling Way,
Long Eaton, Nottingham
NG10 3QN

£275,000 Freehold



A THREE BEDROOM END TERRACE PROPERTY WITH OFF STREET PARKING, ENCLOSED REAR GARDEN AND THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to market this well presented property which is deceptively spacious inside. The property is constructed of brick and benefits from gas central heating and double glazing and would ideally suit a range of buyers, including first time buyers, the growing family, investors and those looking to downsize. An internal viewing is highly recommended to appreciate the property and location on offer.

Situated within a quiet cul-de-sac in the popular and desirable Pennyfields Development, the property in brief comprises of an entrance hallway, bay front lounge and kitchen with built-in storage cupboards. To the first floor the landing leads to three bedrooms and the three piece family bathroom suite. Outside the front boasts a low maintenance garden with off street parking for two vehicles and to the rear there is an enclosed garden with patio, storage shed, garden and a mature eating apple tree.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, there are fantastic transport links nearby including local bus routes and easy access to major road links such as the M1, A52 and A50. East Midlands Airport and Long Eaton train station are just a short drive away.



Entrance Hall

Composite front door, laminate flooring, stairs to the first floor, radiator and ceiling light.

Lounge

9'6 x 15'5 approx (2.90m x 4.70m approx)

UPVC double glazed bay window to the front, laminate flooring, radiator, gas fire and spotlights.

Kitchen Diner

8'7 x 13'3 approx (2.62m x 4.04m approx)

UPVC double glazed window and door to the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer with a mixer tap over, spaces for a fridge and washing machine, integrated electric oven, gas hob and extractor fan over, built-in understairs storage cupboard and ceiling light.

First Floor Landing

Carpeted flooring, access into the loft, built-in storage cupboard and ceiling light.

Bedroom 1

8'9 x 13'3 approx (2.67m x 4.04m approx)

UPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

Bedroom 2

9'6 x 5'9 approx (2.90m x 1.75m approx)

UPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Bedroom 3

6'3 x 6'7 approx (1.91m x 2.01m approx)

UPVC double glazed window to the front, laminate flooring, radiator and ceiling light.

Bathroom

6'5 x 5'2 approx (1.96m x 1.57m approx)

Obscure UPVC double glazed window to the side, tiled flooring, bath with mixer tap and shower over, pedestal wash hand basin, low flush w.c. and ceiling light.

Outside

To the front there is off street parking for two vehicles and a low maintenance garden. To the rear there is an enclosed garden with patio, lawn, apple tree and storage shed.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the mini island turn right onto Pennyfields Boulevard, right into Shilling Way, follow the road around and the property can be found on the left hand side.

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Council Tax

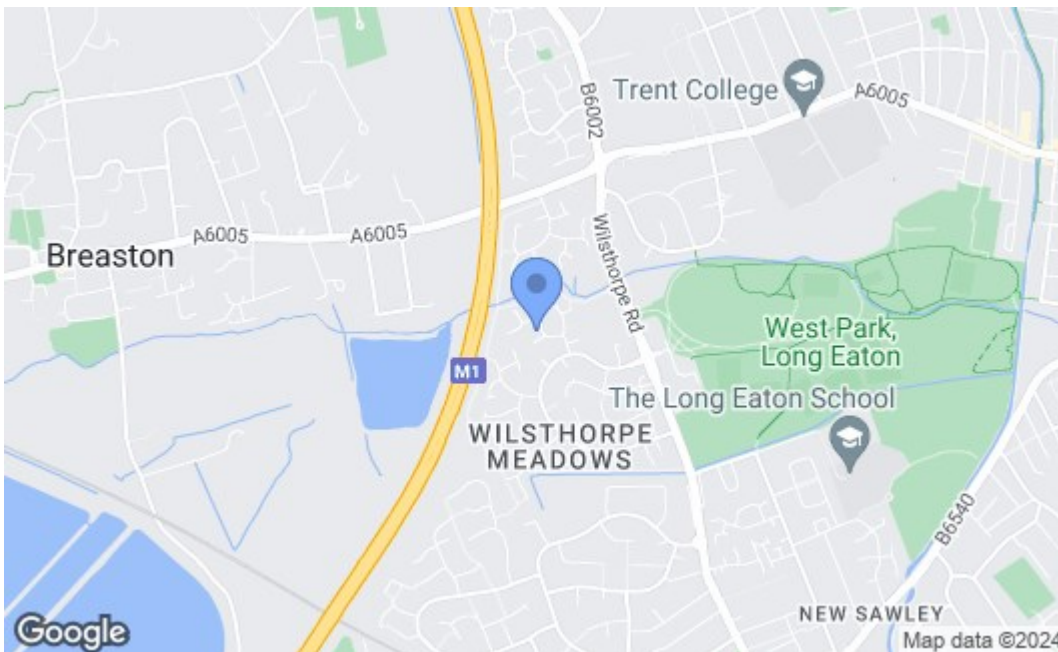
Erewash Borough Council Band C





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While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have been tested and no guarantee as to their capability or efficiency can be given.
Marked with Member's logo



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		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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