



The Spring,  
Long Eaton, Nottingham  
NG10 1PJ

**O/O £265,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WIDTH-WAYS FACING FULLY RENOVATED THREE BEDROOM DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION JUST OFF FIELD FARM ROAD.

The property has just undergone a comprehensive renovation, and works have included: full re-wire, new central heating system and radiators incorporating a gas fired combi boiler, fully re-plastered throughout, new doors, skirtings and architraves, new modern kitchen, and work surfaces (with Neff induction hob), new bathroom, new modern patio area, and new floor coverings throughout.

The property is ready to move into!

The property also benefits from an EPC grade C following the above works.

With accommodation over two floors, the ground floor comprises an entrance hall, "L" shaped living room and newly fitted kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property sits favourably in this quiet yet established residential cul de sac location within easy reach of Long Eaton train station. There is also easy access to good schooling nearby, as well as the shops and services in Long Eaton town centre.

For those needing to commute, there are good transport links nearby such as the A52 and Junction 25 of the M1 motorway.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing to appreciate the quality of the finish on offer.



### ENTRANCE HALL

10'0" x 6'6" (3.05 x 2.00)

Composite front entrance door with full height double glazed window to the side of the door, turning staircase rising to the first floor. Doors to lounge and kitchen. Spotlights, radiator, new carpet.

### KITCHEN

9'10" x 7'7" (3.01 x 2.32)

The kitchen comprises of a newly fitted matching range of handleless fitted base and wall storage cupboard with square edge work surfaces, incorporating single sink and draining board with central mixer tap. Fitted Neff four ring induction hob with extractor over and oven beneath, plumbing for washing machine, space for under-counter fridge and freezer, double glazed window to the rear, spotlights, laminated-effect vinyl flooring.

### LOUNGE

15'8" x 13'10" (4.78 x 4.22)

Sliding double glazed patio doors opening out to the rear garden, double glazed box bay window to the front, spotlights, radiator, useful understairs storage cupboard, new carpet.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, decorative open spindle balustrade, double glazed window to the front, spotlights, loft access point, new floor covering, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes).

### BEDROOM ONE

13'11" x 8'3" (4.25 x 2.54)

Double glazed window to the front, radiator, new carpet.

### BEDROOM TWO

10'11" x 7'4" (3.33 x 2.25)

Double glazed window to the rear, radiator, new carpet.

### BEDROOM THREE

7'0" x 6'6" (2.15 x 2.00)

Double glazed window to the front, radiator, new carpet.

### BATHROOM

7'5" x 6'1" (2.27 x 1.87)

Newly fitted white three piece suite comprising panel bath with central mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap and decorative splashback. Double glazed window to the rear, decorative wet wall board surrounding the bath, radiator, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a tarmac split driveway providing off-street parking leading down the side of the house towards the garage and under the front window, there is a block paved pathway which provides access to the front entrance door. Down the side there is a tarmac driveway and gated access leading into the rear garden.

### REAR GARDEN

The rear garden is enclosed by timber fencing to the boundary lines offering a good size, full width patio area (ideal for entertaining) leading onto a lawned garden with rear concrete base (ideal for a shed or small greenhouse), a small area to the rear of the garage.

### DETACHED GARAGE

17'2" x 7'5" (5.24 x 2.27)

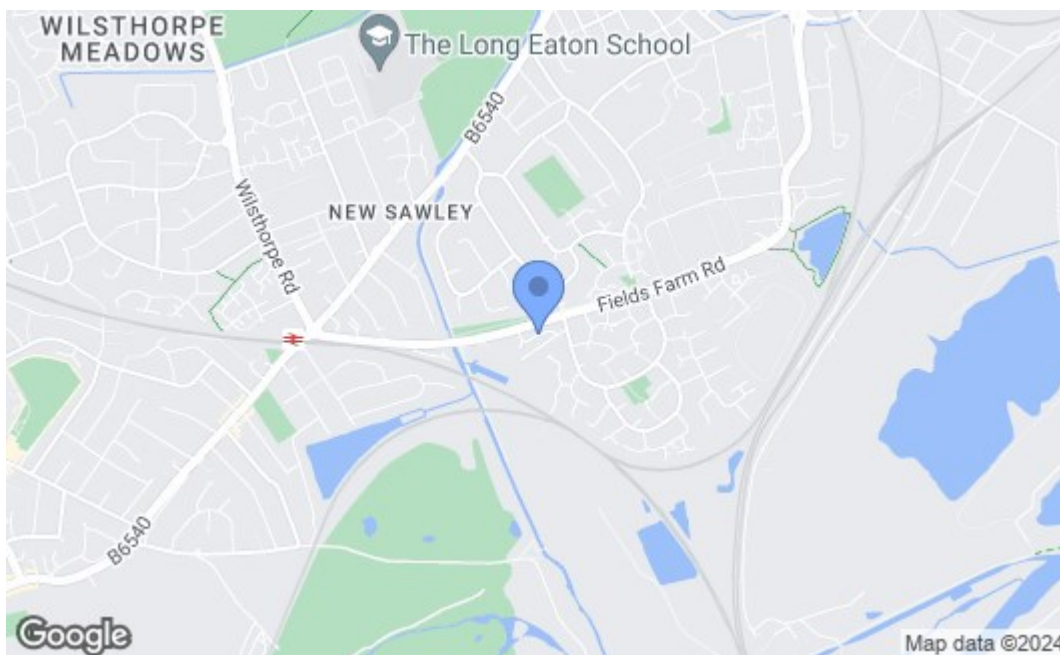
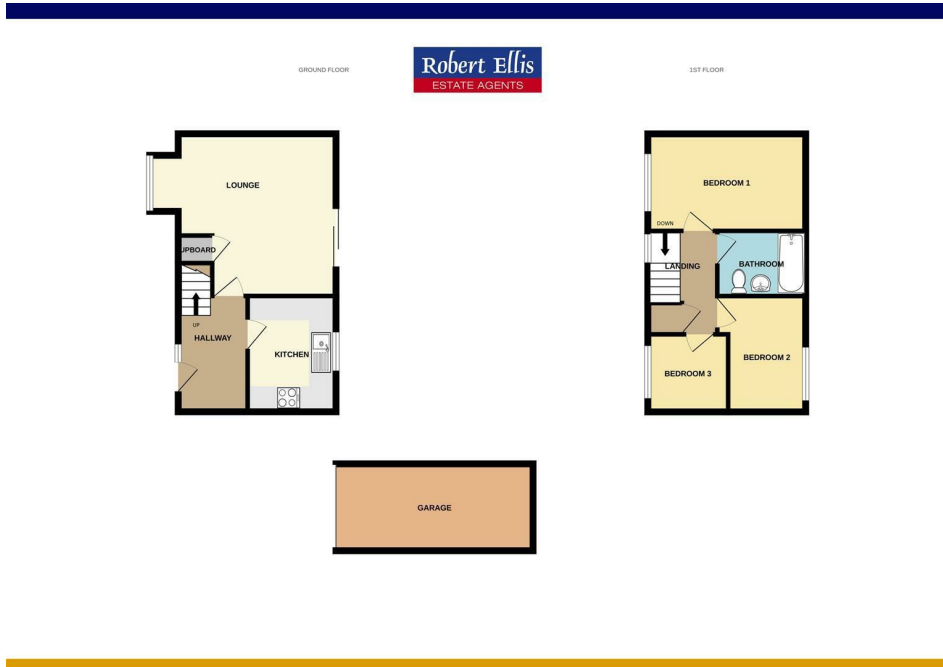
Up and over door to the front, power, lighting and storage racking.

### DIRECTIONAL NOTE

Proceed away from Long Eaton along Tamworth Road. Continuing over the canal bridge and through to the traffic island before turning left onto Fields Farm Road. Take the first turning on the right hand side onto Bosworth Way and the first right again onto The Spring where the property can then be found on the right hand side identified by our For Sale board.

7732NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.