



Carlton Road,
Long Eaton, Nottingham
NG10 3LF

Price Guide £225-230,000

Freehold



A BAY FRONTED SEMI DETACHED HOME OFFERING THREE BEDROOMS.

Robert Ellis are delighted to bring to the market this bay fronted semi detached home on Carlton Road. The property is well presented throughout and benefits from a recent new kitchen and tasteful decor throughout. With a ground floor w.c. and three bedrooms and bathroom to the first floor, externally there is off road parking to the front and a private rear garden with a patio and workshop to the rear of the garden.

As you enter the property via the hallway which provides stairs to the first floor, there is a bay fronted lounge to the front and kitchen diner to the rear. To the first floor the landing leads to the three bedrooms and bathroom.

Long Eaton is a very popular area and has many local amenities and facilities which include the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre where there are also various pubs, restaurants and the well regarded Clifford Gym, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk from the property and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, door to the lounge and kitchen, stairs to the first floor, double glazed window to the side and door to:

Ground Floor w.c.

Double glazed window to the side and low flush w.c., tiled flooring.

Lounge

11'4 max x 11'9 plus bay approx (3.45m max x 3.58m plus bay approx)

Double glazed bay window to the front, radiator and electric fire.

Kitchen Diner

17'3 x 8'9 approx (5.26m x 2.67m approx)

Double glazed window and door to the rear, range of matching wall and base units with work surfaces over, inset single drainer, single electric oven, four ring induction hob, integrated fridge freezer and dishwasher, plumbing for a washing machine, coving to the ceiling and a radiator.

First Floor Landing

Double glazed window to the front, doors to:

Bedroom 1

11' max x 10'9 approx (3.35m max x 3.28m approx)

Double glazed window to the rear, radiator.

Bedroom 2

8'3 max x 9'9 approx (2.51m max x 2.97m approx)

Double glazed window to the front, radiator and built-in storage cupboard.

Bedroom 3

8'3 max x 7'5 approx (2.51m max x 2.26m approx)

Double glazed window to the rear, radiator, overhead storage.

Bathroom

White three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin with tiled splashback, part tiling to the walls, double glazed window and a radiator.



Outside

To the rear the garden is laid mainly to lawn, patio area, large workshop to the rear and artificial lawn, enclosed with fencing to the boundaries.

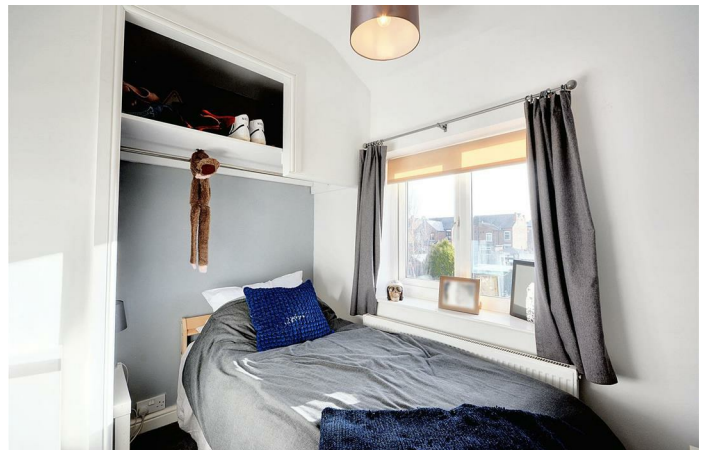
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over two mini islands and Carlton Road can be found as a turning on the right hand side.

7756AMCO

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(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	

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.