



Speedway Close,  
Long Eaton, Nottingham  
NG10 2GL

**£375,000 Freehold**



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION AND WITH THE ADDED BENEFIT OF BEING CHAIN FREE.

Robert Ellis are pleased to bring to the market this four double bedroom detached family home which is positioned off a private driveway which means the property is safe from any busy traffic and is therefore ideal for a young family looking for a safe and secure position for their children. The property was constructed by Davidson Homes and is built to a very high standard with a most attractive appearance to the front elevation. The property is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property benefits from gas central heating and double glazing and comes with a spacious bay fronted lounge, kitchen diner, utility room and ground floor w.c. There are four double bedrooms and the bathroom to the first floor, the master benefiting from an en-suite. There is an integral garage and enclosed garden to the rear.

The property is extremely well positioned for easy access to all the amenities and facilities provided by Long Eaton town centre which include the Asda and Tesco superstores along with numerous other retail outlets, there are schools for all ages including The Grange Primary School, there are health care and sports facilities including walks in the nearby Attenborough Nature Reserve and the excellent transport links include J25 of the M1, Long Eaton train station and the A52 to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor, doors to the garage and storage cupboard.

### Lounge

16' x 10'6 approx (4.88m x 3.20m approx)

Double glazed window to the front, two radiators.

### Kitchen Diner

16'1 x 10'8 approx (4.90m x 3.25m approx)

With a range of matching wall and base units with bull nose edged work surfaces over, inset stainless steel sink and drainer, integrated dishwasher, fridge freezer, integrated double oven, integrated microwave, four ring gas hob with extractor over, tiled flooring, two radiators, double glazed window to the rear, double glazed patio doors to the rear and door to:

### Utility Room

Low level units with work surface over, tiled flooring, plumbing for a washing machine, double glazed window to the rear, thermostat for heating and door to:

### Cloaks/w.c.

Low flush w.c., wash hand basin, double glazed window to the rear and a radiator.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

10'6 max x 14' approx (3.20m max x 4.27m approx)

Double glazed window to the front, radiator and fitted wardrobes.

### En-Suite

Low flush w.c., pedestal wash hand basin, double shower cubicle, wall mounted electric shower, part tiled walls, extractor fan and tiled flooring.

### Bedroom 2

13'8 x 8'8 approx (4.17m x 2.64m approx)

Double glazed window to the front and radiator.

### Bedroom 3

9'7 x 6'8 plus recess approx (2.92m x 2.03m plus recess approx)

Double glazed window to the rear and a radiator.

### Bedroom 4

8'11 x 10'7 approx (2.72m x 3.23m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Double glazed window to the rear, tiled flooring, panelled bath, low flush w.c., vanity wash hand basin, extractor fan, double shower cubicle with wall mounted electric shower, part tiled walls.

### Outside

To the front of the property there is off road parking providing access to the garage. The rear garden is laid mainly to lawn, enclosed with panelled fencing, shrubs and plants to the borders, patio area.

### Integral Garage

Up and over door, power and lighting.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right onto Circuit Drive. Follow the road around and turn right into Speedway Close where the property can be found on the private driveway as identified by our 'for sale' board.

7817AMCO

### Council Tax

Erewash Borough Council Band E



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(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.