



Longmoor Road,  
Long Eaton, Nottingham  
NG10 4EG

**£300,000 Freehold**



THIS IS AN EXTENDED SEMI DETACHED PROPERTY WHICH PROVIDES SPACIOUS GROUND AND FIRST FLOOR ACCOMMODATION AND HAS A PRIVATE SOUTH FACING GARDEN TO THE REAR.

Being positioned on the service road which runs parallel to Longmoor Road, this traditional semi detached property has been substantially extended at the rear which has increased the size of the ground floor living accommodation and the main bedroom which now has an en-suite shower room. The property also benefits from having solar panels to the garage roof and main roof which helps to provide reduced energy bills for the house and for the size of the accommodation and privacy of the South facing garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which include excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing, with solar panels on the main roof and garage roof which helps to reduce the energy bills for the property. The accommodation includes a reception hall, lounge which is at the front of the house and the living/dining kitchen which includes a well fitted kitchen area with soft green coloured wall and base units, there is a dining area which connects to the conservatory and a sitting area, all of which has an open plan feel which we are sure will appeal to people looking for a property of this size in the Long Eaton area. To the first floor the landing leads to the three bedrooms, the main bedroom having been extended and including a dressing area with built-in wardrobes and an en-suite bathroom. The family bathroom is fully tiled and has a white suite with a separate shower and bath. Outside there is block paved parking at the front and the drive extends down the left hand side of the property to the garage which is positioned at the rear. The rear garden is a particularly important feature of this lovely home as it is South facing and has a series of large patio areas, a lawn, patio at the bottom where a wooden shed is positioned and the garden is kept private by having fencing to the boundaries with a gate leading onto the drive at the side.

The property is within easy reach of all the excellent local schools for all ages, the shopping facilities found in Long Eaton town centre which include Asda, Tesco, Aldi and Lidl stores as well as numerous other retail outlets, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Half opaque double glazed front door with a matching side panel leading to:

### Reception Hall

Stairs with cupboard beneath and balustrade leading to the first floor, electric consumer unit and meter enclosed in a double fitted cupboard, engineered oak flooring leading into the lounge, radiator and Georgian glazed doors leading to the lounge and living/dining kitchen.

### Lounge/Sitting Room

13'2 x 10'8 approx (4.01m x 3.25m approx)

Double glazed window to the front, feature Adam style fireplace with a brick inset and tiled hearth, radiator, two wall lights and engineered oak flooring.

### Dining/Living Kitchen

21'9 x 18'4 overall approx (6.63m x 5.59m overall approx)

The kitchen is fitted with soft green coloured units and wood grain work surfaces and includes a circular sink and drainer with mixer tap and a four ring hob set in a work surface which extends to two walls and has an oven, cupboards, drawers and spaces for a dishwasher, tumble dryer and automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards and display cabinets, central island with seating at one side and cupboards, drawers and shelving below, tiling to the walls by the work surface areas, double glazed windows to the side and rear, half double glazed door leading out to the rear garden, tiled flooring in the kitchen area, recessed lighting to half the ceiling in the kitchen and a built-in understairs storage cupboard where the Worcester Bosch boiler is housed.

The dining area connects to the conservatory and sitting room and has a dado rail to the walls, radiator and aerial and power point for a wall mounted TV.

### Sitting Area

13'2 x 10' approx (4.01m x 3.05m approx)

Having a coal effect gas fire set in an Adam style surround with an inset and hearth, radiator, and a double fitted corner cupboard and a TV aerial point.

### Conservatory

12' x 8'2 approx (3.66m x 2.49m approx)

The conservatory is part of the open plan living space and has a double opening, double glazed French doors leading out to the rear garden with double glazed windows to the left hand side and rear and eye level windows to the right hand side, radiator, laminate flooring and a polycarbonate vaulted roof.

### First Floor Landing

Having a double glazed window to the side, the balustrade continues from the stairs onto the landing, shelved storage cupboard and a hatch to the loft.

### Bedroom 1

21'8 x 11'3 approx (6.60m x 3.43m approx)

The original rear bedroom has been extended to create a main bedroom suite which includes a dressing area with a range of built-in wardrobes having sliding doors and providing hanging space and shelving, there is a double glazed window to the rear and a radiator.

### En-Suite

The en-suite to the main bedroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a mains flow shower with a glazed screen, hand basin with a mixer tap and double cupboard under and a towel rail to the side, low flush w.c. with a concealed cistern, extractor fan and an opaque double glazed window.

### Bedroom 2

12' max including wardrobes x 11' approx (3.66m max including wardrobes x 3.35m approx)

Double glazed window to the front, radiator, range of wardrobes with sliding doors, two of which have mirrored panels inset and the wardrobes provide hanging space and shelving.

### Bedroom 3

8'6 x 7'8 approx (2.59m x 2.34m approx)

Having a double glazed window to the front, radiator and a built-in cupboard/wardrobe.

### Bathroom

The main bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a hand held shower, a corner shower with a mains flow shower system including a rainwater shower head and hand held shower with tiling to two walls, curved glazed doors and protective screens, low flush w.c. and a circular hand basin with mixer tap set on a wooden surface with cupboards and drawers beneath, recessed lighting to the ceiling, opaque double glazed eye level window and laminate flooring.

### Outside

At the front of the property there is a block paved driveway which provides off road parking for at least two vehicles and the drive extends down the left hand side of the property, there is a wall to the right and front boundaries and a fence to the left hand side.

The rear garden is an important feature of this lovely home with it being South facing and having a large slabbed patio area to the immediate rear of the house with steps leading to a second patio and then a lawn with there being a further patio at the bottom of the garden where there is a wooden shed positioned and the garden is kept private by having fencing to the three boundaries with a gate leading from the garden to the driveway which runs along the side of the house. There is outside lighting, power points and an outside tap provided.

### Garage

18'6 x 8'10 approx (5.64m x 2.69m approx)

A brick garage with an up and over door to the front and a door to the side, window to the rear and the control panel for the solar panels above the garage.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. At the mini island continue straight over into Longmoor Road.

7856AMMP

### Council Tax

Erewash Borough Council Band B





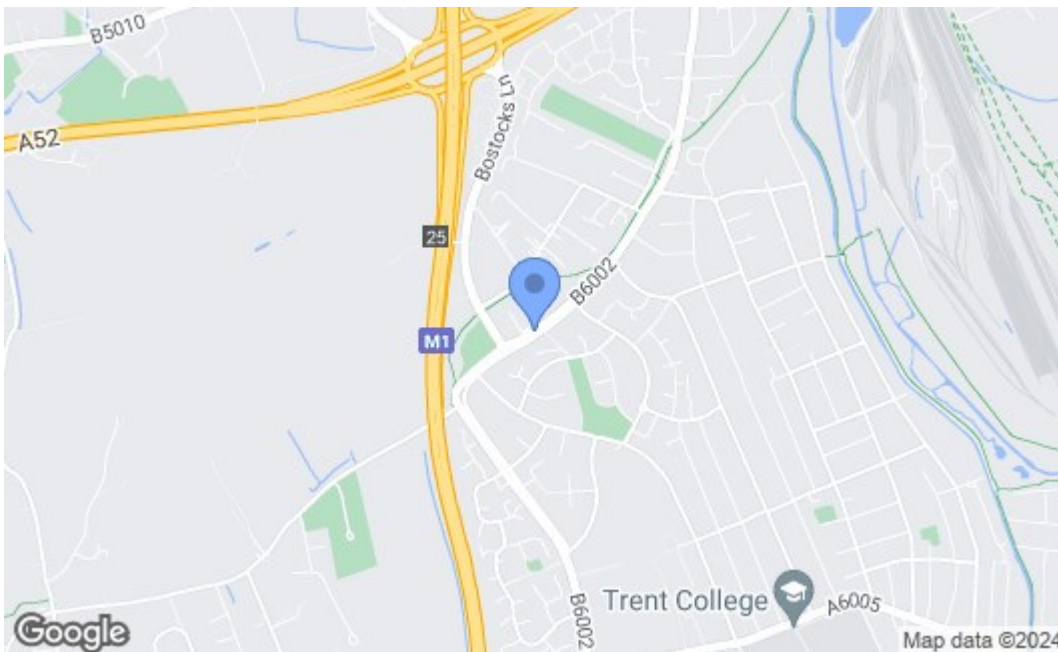
**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR  
769 sq ft (71.4 sq m) approx.

1ST FLOOR  
679 sq ft (62.7 sq m) approx.



TOTAL FLOOR AREA: 1448 sq ft (134.1 sq m) approx.  
\*Please note that the above area is 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	

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