



Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£325,000 Freehold**



Being constructed of an attractive facia brick under a pitched tiled roof and being highly appointed throughout, this large three bedroom detached home includes a reception hall, from which stairs take you to the first floor and doors lead to the through lounge which has windows to the front and side and the exclusively fitted and equipped living/dining kitchen which will have high quality kitchen units and appliances and from the dining area there will be double opening, double glazed French doors leading to the garden. There is also a ground floor w.c. and to the first floor the landing will lead to the three good size bedrooms, the main bedroom having an en-suite shower room/w.c. and the family bathroom will include a mains flow shower over the bath. Outside there are good size gardens which will be lawned with fencing to the boundaries and off road parking is provided for two vehicles.

The property is within easy reach of all the local amenities and facilities provided by the area including Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets in Long Eaton town centre, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, there are walks at nearby Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the 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.



## Porch

Open porch with a pitched roof leading through a stylish composite front door to:

## Reception Hall

Storage/cloaks cupboard and doors leading to the lounge and dining/living kitchen.

## Ground Floor w.c.

### Lounge

18'8" x 7'8" approx (5.71m x 2.35m approx)

Having double glazed windows to the front and side and two radiators.

### Living/Dining Kitchen

18'8" x 9'10" max to 9'8" (5.7m x 3.02m max to 2.97m)

The kitchen area will be exclusively fitted with high quality work surfaces, base cupboards, drawers and several integrated appliances, there will be a double glazed window to the front and double glazed, double opening French doors leading out to the gardens.

### First Floor Landing

There is a large built-in storage cupboard off the landing and a double glazed window to the rear.

### Bedroom 1

12'2" x 10'7" approx (3.72m x 3.25m approx)

Having double glazed windows to the front and side, radiator and a TV point.

### En-Suite Shower Room

The luxuriously fitted shower room will have a walk-in mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door, pedestal wash hand basin, low flush w.c. and a chrome ladder towel radiator.

### Bedroom 2

10'9" x 10'7" approx (3.3m x 3.23m approx)

Having a double glazed window to the front, radiator and a TV aerial point.

### Bedroom 3

8'0" x 7'6" approx (2.45m x 2.29m approx)

Having a double glazed window and a radiator.

## Bathroom

The main bathroom will have a white three piece suite including a panelled bath with a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a glazed screen, pedestal wash hand basin and low flush w.c., chrome ladder heated towel radiator and an opaque double glazed window.

## Outside

There is a path at the front of the property and gardens to the side with off road parking provided for two vehicles at the rear and an EV charging point.

## Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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## Agents Notes

Internal photos for illustration only.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed -

Phone Signal –

Sewage – Mains supply

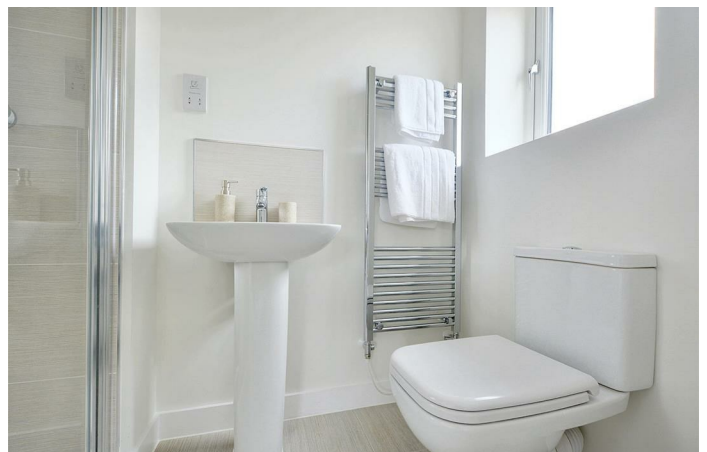
Flood Risk – No flooding in the past 5 years

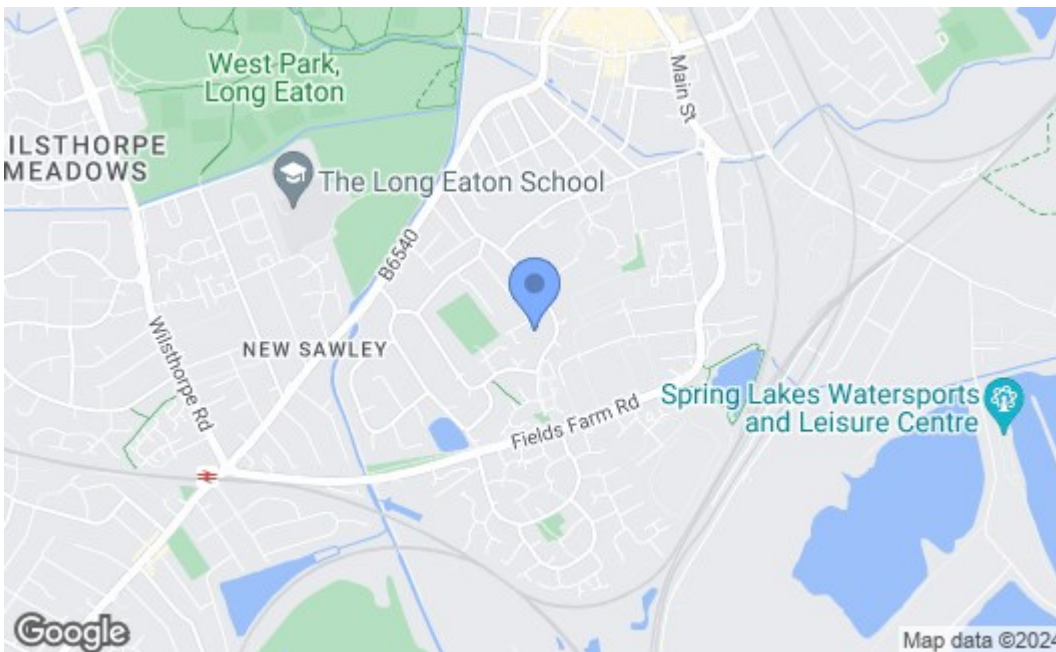
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
(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.