



Hoselett Field Road,  
Long Eaton, Nottingham  
NG10 1PU

**£199,950 Freehold**



A WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH DRIVE AND CONSERVATORY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property ideally suited to the first time buyer or buy to let investor, being situated on the popular Fields Farm development, it is within walking distance of local amenities and facilities provided by Long Eaton and the surrounding areas, including the Long Eaton station and primary and secondary schools. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hallway, lounge diner, kitchen and conservatory with glass roof. To the first floor there are two bedrooms and a bathroom. Outside there is off the road parking to the front and a privately enclosed rear garden with a gate giving bin access.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport 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

10'6 x 5'8 approx (3.20m x 1.73m approx)

UPVC door and UPVC double glazed obscure window to the front, carpeted flooring, ceiling light, radiator, understairs storage.

### Kitchen

5'6 x 9'8 approx (1.68m x 2.95m approx)

UPVC double glazed window to the front, tiled flooring, ceiling light, wall and base units with work surface over, splashback tiles, stainless steel inset sink and drainer, space for a gas cooker, space for a free standing fridge and washing machine.

### Lounge/Dining Room

12'8 x 11'7 approx (3.86m x 3.53m approx)

UPVC double glazed French doors to the conservatory, carpeted flooring, ceiling light, radiator, TV point, gas fireplace with marble style surround and hearth.

### Conservatory

10'2 x 9'5 approx (3.10m x 2.87m approx)

UPVC double glazed windows overlooking the garden, glass roof, laminate flooring, ceiling light and power.

### First Floor Landing

5'8 x 7'1 approx (1.73m x 2.16m approx)

Carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

11'7 x 8'7 approx (3.53m x 2.62m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, coving and TV point.

### Bedroom 2

8'8 x 8'4 approx (2.64m x 2.54m approx)

UPVC double glazed window to the front, laminate flooring, ceiling light, radiator and two built-in storage cupboards.

### Bathroom

6'2 x 6'3 approx (1.88m x 1.91m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling spotlights, P shaped bath with glass shower

screen and overhead electric shower, free standing sink, low flush w.c., tiled walls and a chrome towel radiator.

### Outside

There is a driveway to the front for two vehicles, a lawned garden, access to the rear with a fenced gate.

The rear garden is enclosed with fencing to the boundaries, slabbed patio area and garden laid to lawn.

### Directions

Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue directly across and on to Fields Farm Road. Turn left into Bosworth Way and Hoselett Field Road can be found as a turning on the left. 7955AMJG

### Council Tax

Erewash Borough Council Band B





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