



The Hollows,
Long Eaton, Nottingham
NG10 2ES

£279,950 Freehold



THIS IS A FULLY REFURBISHED AND UPGRADED THREE BEDROOM SEMI-DETACHED HOUSE PROVIDING A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on The Hollows, which is a most sort after cul-de-sac on the outskirts of Long Eaton, this lovely home will suit a whole range of buyers from those buying their first property to people who might need a three bedroom house which is well placed for easy access to local school and amenities and for the size and layout of the accommodation and the quality of the finish to be appreciated we recommend that interested parties do take a full inspection so they could see all that is included in this lovely home for themselves.

The property was originally built by Westerman homes and has an attractive facial brick to the external elevations under a pitch tiled roof. The property derives all the benefits of having gas central heating and double glazing throughout and being entered through a stylish composite front door the accommodation includes a reception hall with a ground floor WC off and stairs lead to the first floor and quality laminate flooring extends across the whole of the ground floor accommodation, there is a large lounge which includes a dining area and has double opening, double glazed French doors opening onto the rear garden and the kitchen is open plan to the main living area and has been refitted with white glass handle-less, soft closing units and has integrated cooking appliances. To the first floor, the landing leads to there three bedrooms all of which has newly fitted carpets, with the main bedroom having a range of built-in wardrobes and there is the luxurious bathroom which has a white suite and includes a shower over the bath. Outside there is block paved parking at the front of the house and the drive extends down the left-hand side to the garage which is positioned at the rear. The sunny rear garden has a block patio behind the property, a lawn with a border and a further block seating area at the bottom of the garden and is kept private by having fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there is an Asda, Lidl, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages, health care and sport facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, and the A52 another main road providing good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hallway

Stylish composite front door with two inset opaque glazed panels leading into the reception hall, stairs with handrail leading to the first floor, radiator and quality laminate flooring which extends across the whole of the ground floor living accommodation

Ground Floor WC

Having a low flush WC and a hand basin with a mixer tap and tiled splashback

Lounge with Dining Area

16'6" x 15'5" reducing to 12'2" approx (5.03m x 4.72m reducing to 3.71m approx)

This large open plan living space has double glazed, double opening, French doors leading out to the rear garden, there is also a double glazed window to the rear, coal effect gas fire set in a Minton style surround with a hearth, quality laminate flooring, recessed lighting to the ceiling, feature vertical radiator and a second radiator, TV point and a built-in under the stairs storage cupboard where the electrical consumer unit is housed and there is a door to with two inset glazed panels leading into the hall

Kitchen

8'8 x 8'6 approx (2.64m x 2.59m approx)

The open plan kitchen is fitted with white glass handle-less, soft closing units and includes a sink with mixer tap and a four ring gas hob set in a work surface which extends to four sides and has cupboards, oven, drawers and spaces for both an automatic washing machine and dishwasher below, space for an upright fridge freezer, tiling into the wall by the works surface areas, matching eye-level wall units and a hood and back panel to the cooking area, laminate flooring, recessed lighting to the ceiling and double glazed window to the front

First Floor Landing

Double glazed window to the side, the bannister continues from the stairs onto the landing, radiator, newly carpeted flooring, hatch to the loft and a built-in storage cupboard with shelving

Bedroom 1

12'5 (plus wardrobes) x 8'8 approx (3.78m (plus wardrobes) x 2.64m approx)

Double glazed window to the front, radiator, two double wardrobes providing shelving and hanging space and newly carpeted flooring

Bedroom 2

11'5 x 8'1 approx (3.48m x 2.46m approx)

Double glazed window to the rear, radiator and newly carpeted flooring

Bedroom 3

8'1 x 7'2 approx (2.46m x 2.18m approx)

Double glazed window to the rear, radiator and newly carpeted flooring

Family Bathroom

The bathroom has been refitted and has a white suite including a panelled bath with handrails, mixer tap, a mains fed shower over, tiling to three walls and a glazed protective screen, a low level flush WC and a hand basin with mixer tap and a double cupboard below, tiling into the walls by the sink and WC areas, double opaque glazed window, chrome heated towel radiator and an extractor fan

Garage

18'6 x 9'3 approx (5.64m x 2.82m approx)

The concrete sectional garage has an up and over door to the front, a door to the side and powerpoints and lighting are provided in the garage

Outside

To the front of the property there is block paved parking with a border and the block paving extends down the left-hand side of the house to the detached garage which is positioned at the rear.

The block paving from the drive extends across the rear of the property and provides a patio/seating area, there is a lawn with a border and a further block seating area at the bottom of the garden with there being storage space behind the garage. The rear garden is kept private by having fencing to the three boundaries and there is also a slate chipped path running along the side of the garage.

Additional Information

Council Tax Band:

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

Council Tax

Erewash Borough Council Band B

Directions

Proceed out of Long Eaton along the main Nottingham Road, turning right into Station Road and first left into The Hollows. Proceed along where the property can be found on the left hand side, as identified by our for sale board.

8076MP





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.