



Collingwood Road,  
Long Eaton, Nottingham  
NG10 1DR

**Price Guide £250-260,000**  
**Freehold**



A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THIS MOST POPULAR LOCATION WITH DRIVEWAY AND SUMMERHOUSE BEING SOLD WITH NO UPWARD CHAIN!

Being located on Collingwood Road, Robert Ellis are proud to present this spacious traditional three bedroom semi detached property which has been designed with modern living in mind. It provides a lovely home which we feel will suit a whole range of buyers, from those buying their first property to people who might require three bedrooms and are looking for a house that is close to excellent local schools and is accessible to the town centre. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and quality of the accommodation provided, privacy of the rear garden and summerhouse bar to be appreciated, we recommend they take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick, all under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits from having gas central heating and double glazing. The property is entered through a composite front door into a spacious reception hallway with a ground floor W.C. off, large pantry cupboard and cosy snug area under the stairs and doors lead to the lounge diner which is positioned at the front of the house and the kitchen with the kitchen area being fitted with cream shaker style units and includes integrated cooking appliances. From the dining area there are sliding doors leading into the private rear garden. To the first floor the landing leads to the three bedrooms and the bathroom, with a three piece white suite. Outside the garden to the front has a lawned area and path leadings to the front door, with the driveway to the right of the property for at least two vehicles. To the rear, the enclosed garden has been landscaped with a large decked area perfect for al-fresco living, built in modern planters with lawn and at the side of the property there is a large car port covered area. There is also a Summerhouse/bar which has spotlights and power, which could have many potential uses to the new owner - maybe a home office, gym or entertainment room! This property must be viewed to be appreciated!

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there is an infant and junior school across the road from the property with The Long Eaton school being only a few minutes walk away, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus that takes you to Castle Donington and the Airport, there are 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.



### Entrance Hall

13' x 3'8 approx (3.96m x 1.12m approx)

Composite front door, ceiling light, laminate flooring, newly fitted radiator, understairs snug area, door to large pantry cupboard, alarm panel, with doors to downstairs W.C, lounge diner and kitchen and stairs to first floor.

### Ground Floor w.c.

5'8 x 2'6 approx (1.73m x 0.76m approx)

UPVC higher double glazed window to the front elevation, tiled flooring, pedestal sink with storage cupboard below, low flush W.C, ceiling light.

### Open plan Lounge Diner

23'7 x 11'7 approx (7.19m x 3.53m approx)

Dual aspect double glazed window to the front, UPVC double glazed sliding doors to the rear garden, laminate flooring, two ceiling lights with Phillips hue spotlights in the centre recess of the room, new radiator, TV point.

### Kitchen

8'7 x 7'10 approx (2.62m x 2.39m approx)

With UPVC double glazed door and window overlooking the rear, laminate flooring, ceiling lights, the kitchen consists of a mixture of cream shaker style wall, base and drawers with solid wood worktops, green gloss brick style splash-back tiles, with space for washing machine, space for integrated dishwasher, electric induction four ring hob with integral extractor fan, double integral oven and grill, black composite sink with in built drainer with swan neck mixer tap.

### First Floor Landing

11' x 5' approx (3.35m x 1.52m approx)

The painted balustrade continues from the stairs onto the landing, hatch to loft, large airing/storage cupboard and two further built-in storage cupboards. grey carpeted flooring, ceiling light with Phillips hue spotlights. Doors to the three bedrooms and bathroom.

### Bedroom One

12'11 x 10'5 approx (3.94m x 3.18m approx)

UPVC double glazed window to the front, grey carpeted flooring, ceiling light, radiator.

### Bedroom Two

13'7 x 8'11 approx (4.14m x 2.72m approx)

UPVC double glazed window to the front, grey carpeted flooring, ceiling light, radiator.

### Bedroom Three

9'3 x 7'1 approx (2.82m x 2.16m approx)

UPVC double glazed window to the rear, grey carpeted flooring, ceiling light, radiator.

### Bathroom

7'2 x 6'3 approx (2.18m x 1.91m approx)

UPVC double glazed obscure window to the rear, vinyl flooring, bath with glass shower screen and electric shower above, ceiling light, low flush W.C, with storage integral cupboards, with white tile to ceiling.

### Summerhouse/Bar

12'x 7' approx (3.66m x 2.13m approx )

The summerhouse/bar is insulated, carpeted and boarded with a built in seating area and bar area. With ceiling spotlights and power. This has many flexible uses and could be a garden room, gym or home office.

### Car Port

16' x 7' approx (4.88m x 2.13m approx)

The car port is positioned at the side of the property with double opening gates leading out to the front and there are external power points positioned on the side of the property. This is boarded and is perfect for storage and utility space.

### Outside

To the front the property sit back from the road, behind a hedge for privacy with lawned front garden with a path to the composite front door and the driveway to the right hand side, with courtesy lighting.

To the rear, the garden has been landscaped with decking directly outside the back doors from the kitchen and lounge diner, with a lawned area and modern in-built planters. summerhouse/bar and access to the carport to the side.

### Directions

Proceed out of Long Eaton along Tamworth Road passing the fire station on the right hand side. Take the left hand turning into Nelson Street which then turns into Collingwood Road and the property can be found as identified by our for sale board.

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### Council Tax

Erewash Borough Council Band B

### Agents Notes - Additional Information

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

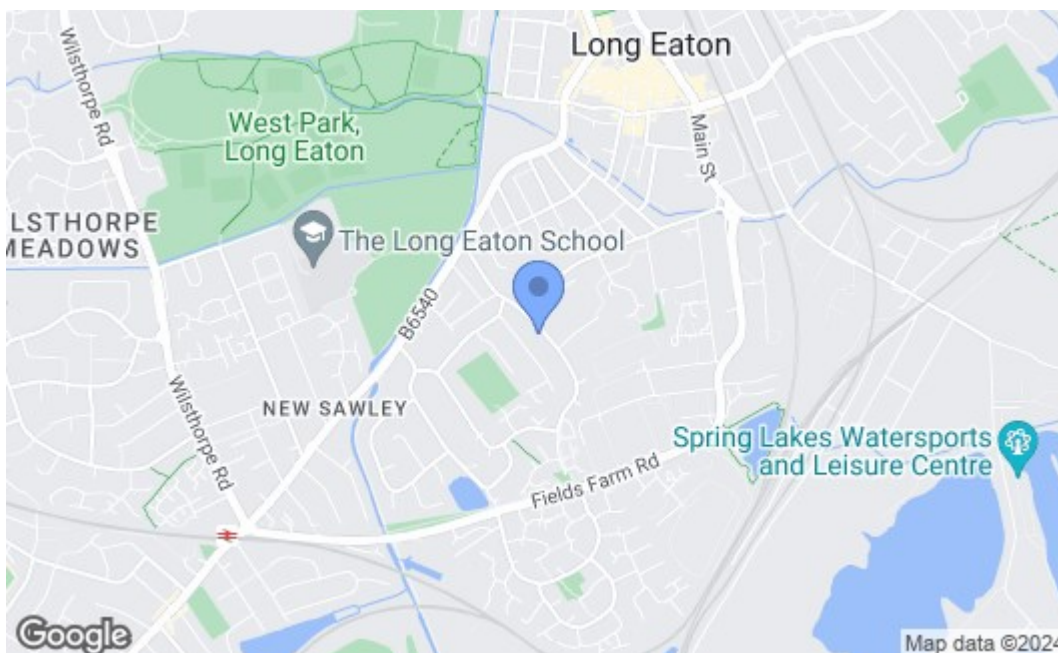
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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.