

# Robert Ellis

*look no further...*



Grange Road,  
Long Eaton, Nottingham  
NG10 2EH

**Price Guide £240-250,000**  
**Freehold**

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A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH A GENEROUS SIZED REAR GARDEN THAT IS BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to market this lovely home that would appeal to a variety of buyers including first time buyers, up sizers and down sizers. The entrance hallway has stairs rising to the first floor and door access to the reception rooms and kitchen. The living room has a walk in bay window to the front elevation and internal bi fold doors opening to the dining area. This creates a light and airy dual aspect living space that enjoy views of the rear garden. The kitchen is a good size providing ample space for all of the usual kitchen appliances.

The first floor landing leads to the two double bedrooms, single bedroom and shower room. There is a small low maintenance garden to the front, the rear garden is a great feature to the property and is well established with mature planting, shrubs, bushes and trees and offers excellent privacy.

The property is only a few minutes away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools within walking distance, including The Grange primary and infant school which is literally around the corner from the house, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open storm porch with a feature arch, tiled floor, UPVC panelled door with obscure decorative light panel within and matching obscure light panels either side opening into:

### Entrance Hallway

Stairs to the first floor, radiator, cupboard housing the consumer unit, decorative glazed internal window, glazed door to the kitchen and original door to:

### Dining Room

13'8" x 7'6" approx (4.18m x 2.29m approx)

UPVC double glazed French doors to the rear, coving, bi-fold glazed doors to:

### Living Room

10'9" x 10'8" plus bay approx (3.29m x 3.26m plus bay approx)

UPVC double glazed bay window to the front, coving, radiator, Adam style fire surround with marble hearth, insert and coal effect gas fire.

### Kitchen

6'5" to 7'11" x 13'3" approx (1.97m to 2.42m x 4.04m approx)

UPVC double glazed window to the rear, half panel and obscure double glazed door leading to the rear, wall, base and drawer units with wood effect laminate work surface over, stainless steel sink and drainer with chrome mixer tap, tiled splashback, integrated single electric oven, stainless steel gas hob and extractor over, plumbing and space for a washing machine, space for an under counter fridge and freezer, breakfast bar area, radiator, wood effect vinyl flooring.

### First Floor Landing

UPVC double glazed window to the side, original doors to:

### Bedroom 1

13'5" x 10'10" approx (4.1m x 3.31m approx)

UPVC double glazed window to the front, coving, radiator.

### Bedroom 2

10'9" x 11'9" approx (3.3m x 3.6m approx)

UPVC double glazed window to the rear, coving, storage cupboard with shelves, radiator.

### Bedroom 3

3'9" x 9'4" approx (1.16m x 2.87m approx)

UPVC double glazed window to the front, coving, radiator, cupboard with shelving and loft access hatch.

### Shower Room

7'0" x 6'8" approx (2.14m x 2.05m approx)

Three piece white suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., Mira Decor electric shower having a rainwater shower head and hand held shower, shower screen, aqua board and splashbacks, obscure UPVC double glazed window to the rear, radiator, storage cupboard, laminate flooring.

### Outside

104'11" approx (32m approx)

There is concrete hard standing to the front with a low level fence to the boundary and a gate to the front door.

The good size garden at the rear is south-westerly facing, concrete hardstanding providing a patio seating area, artificial lawn, well established borders having bushes, shrubs and plants, path with decorative chippings leading to the back of the garden, wooden fence and brick wall to the boundaries.

### Storage Cupboard

### Directions

Proceed out of Long Eaton along Nottingham Road, turning right immediately after the pelican crossing in to Grange Road. The property can be found on the right hand side as identified by our for sale board.

9333MH

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 40mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

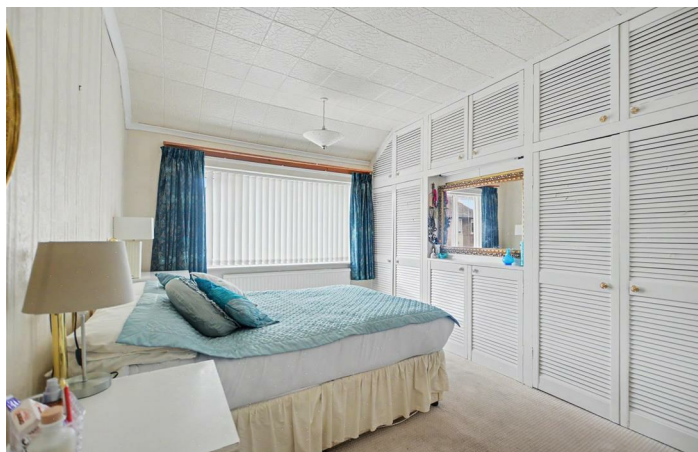
Flood Risk – No flooding in the past 5 years

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                     |         |           |
|                                                                 | 52      | 69        |
| England & Wales 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 |         |           |
|                                                                 |         |           |
| 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.