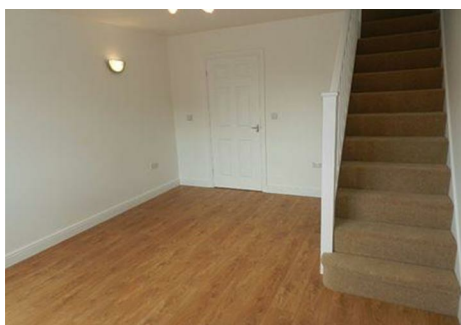




47 Hoselett Field Road, Long Eaton, Nottingham, NG10 1PU

£950 PCM

- Semi Detached Property
- Two Double Bedrooms
- Enclosed Rear Garden
- Available
- Large Lounge
- Driveway Parking
- Unfurnished

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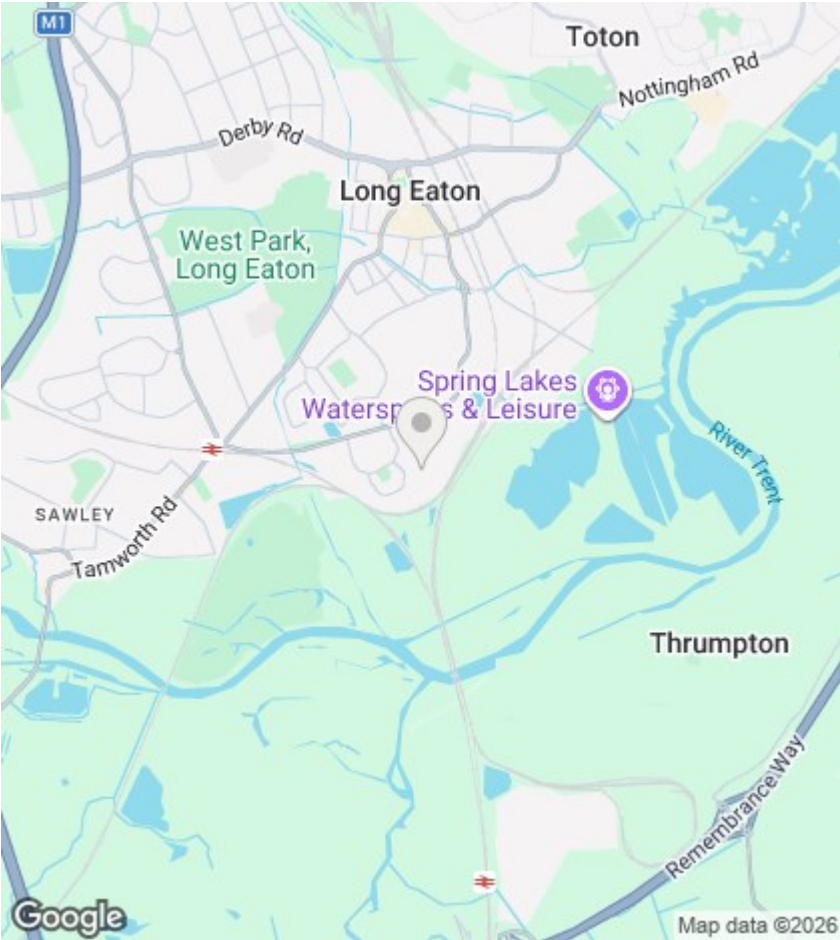
Two bed semi detached property on the ever popular "Fields Farm" development. Briefly the property comprises, Entrance Porch / Hall with uPVC door and laminate flooring, Living Room (14' x 12' 3") having uPVC d/g window to the front, stairs to first floor, radiator, wood style flooring and door to Inner Hall with wood style flooring and door to the Guest Cloakroom, Having low flush wc and handwash basin. Kitchen, (12'3" x 7' 7") having uPVC d/g window to the rear, contemporary white finished units with a 1 1/2 bowl stainless steel sink unit and a four ring induction hob set in a work surface with cupboards, oven, drawers and space and plumbing for both an automatic washing machine and dishwasher below. Contemporary tiling to the walls by the work surface areas, wall mounted cupboards, wine rack and hood to the cooking area, upright pantry style cupboard, space for an upright fridge/freezer and wall mounted boiler.

First Floor, semi galleried landing with doors off to Bedroom 1 (12'3" x 11') having uPVC d/g window to the front, over stairs storage cupboard, TV point, radiator and telephone point. Bedroom 2 (12'3" x 7'), uPVC d/g window to the rear, radiator, TV and telephone points. Bathroom, having a white suite including a panelled bath with mixer tap/shower, pedestal wash hand basin with mixer tap and low flush w.c. Radiator and contemporary tiling to three walls. Outside to the front is a landscaped garden with shrub planting, driveway parking and gated access to the enclosed rear garden with good sized lawn and patio which is ideal for entertaining. Available from 5th September 2026, Offered Unfurnished., Accompanied Viewings, Long Eaton Office.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC