Robert Ellis

look no further...







Hickling Close,
Long Eaton, Nottingham
NG10 3TE

£140,000 Leasehold

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A WELL-PRESENTED TWO BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE REAR GARDEN AND ALLOCATED PARKING, IDEALLY LOCATED WITHIN A QUIET CUL-DE-SAC.

Situated within a peaceful cul-de-sac on Hickling Close, Long Eaton, this well-positioned two-bedroom ground floor maisonette offers an excellent opportunity for a whole range of buyers including first time buyers, those looking to downsize or an investor looking for a flat with easy access. Conveniently located within walking distance of Long Eaton train station, the property is ideally placed for commuters whilst also being within easy reach of local amenities and everyday conveniences. Offering ready-to-move-into accommodation, together with the opportunity for a new owner to introduce their own style and personal touches, the property benefits from the added appeal of allocated parking and a private enclosed rear garden. Combining a convenient location with practical ground floor living, this is an opportunity not to be missed.

The accommodation comprises an entrance hallway leading through to an attractive open-plan living kitchen diner, providing a sociable and versatile space for both relaxing and entertaining, with French doors opening directly onto the private rear garden and allowing plenty of natural light into the room. There are two well-proportioned double bedrooms, together with a bathroom completing the internal accommodation. Outside, the property enjoys its own enclosed rear garden, offering a private space to sit and enjoy the warmer months, whilst allocated parking provides convenient off-road parking. Ideally suited to first-time buyers, an early viewing is highly recommended to appreciate the accommodation and location on offer.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are further shopping facilities found in Sawley where there is a Morrison's and a well known local bakery, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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
3'2" x 7'1" approx (0.98m x 2.16m approx)
Composite front door, carpeted flooring, ceiling light, radiator, cloaks cupboard and door to the lounge.

Cloaks Cupboard
3'7" x 2'2" approx (1.1m x 0.68m approx)
With light and shelving.

Open Plan Living/Dining Kitchen
18'11" x 13'10" approx (5.77m x 4.23m approx)
UPVC double glazed French doors to the rear, radiator, UPVC double glazed window to the rear, carpeted flooring to the lounge, two ceiling lights, TV and telephone points. In the kitchen area there is laminate flooring, cream wall, drawer and base units to two walls with a breakfast bar, laminate roll edged work surface and splashback, inset stainless steel sink and drainer with swan neck mixer tap, integral oven, four ring gas hob and stainless steel back plate and extractor above, cupboard housing the boiler, space for an under-counter fridge and freezer, space for a washing machine and door to:

Inner Lobby
8'9" x 3'1" approx (2.67m x 0.94m approx)
Carpeted flooring, ceiling light, radiator, doors to the two bedrooms and bathroom.

Bedroom 1
8'1" x 11'9" approx (2.47m x 3.6m approx)
UPVC double glazed windows to the side and rear, carpeted flooring, radiator, ceiling light.

Bedroom 2
7'1" x 8'4" approx (2.18m x 2.55m approx)
UPVC double glazed window, carpeted flooring, radiator, ceiling light.

Bathroom
7'2" x 5'1" approx (2.2m x 1.56m approx)
Vinyl flooring, radiator, ceiling light, low flush w.c., pedestal wash hand basin with mixer tap, extractor fan, panelled bath with mains flow shower above.

Outside
There is an enclosed garden to the rear with fencing to the boundaries, patio area and lawn, hardstanding for a shed with established shrub borders and a gate to the side. There is an allocated parking space in an adjacent car park.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Hickling Close can be found as a turning on the left hand side.
9632JG

Agents Notes
The property is leasehold with a 125 year lease which commenced 1.7.08. There is an ground rent of £10 pcm and management service charge of £100 p.a.

There are AI generated photos on this property.

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
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, 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

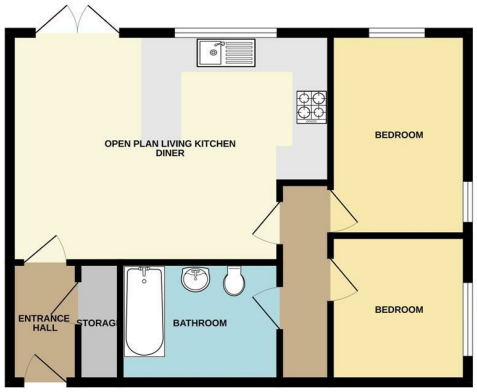


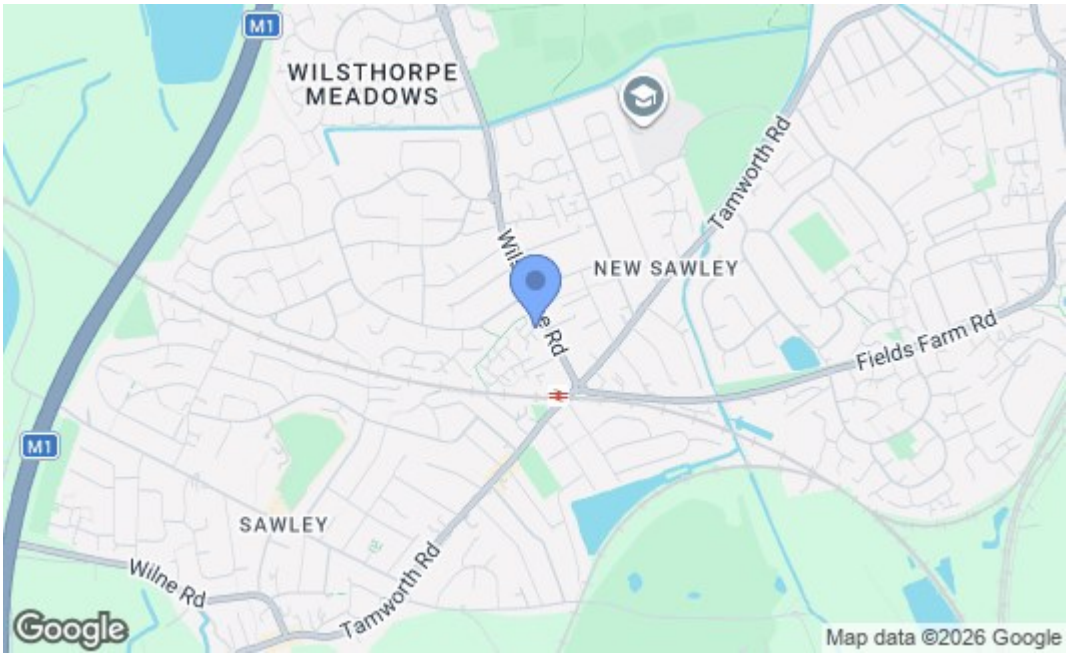


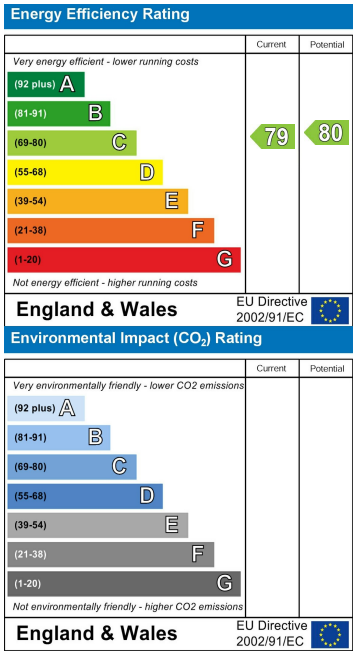












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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