Robert Ellis

look no further...







Lichfield Close,
Long Eaton, Nottingham
NG10 2EW

£179,995 Freehold

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THIS IS A TWO BEDROOM MID PROPERTY WHICH HAS RECENTLY BEEN RE-DECORATED AND HAD NEW FLOOR COVERINGS FITTED THROUGHOUT.

Being located on this quiet cul-de-sac on the outskirts of Long Eaton, this mid two bedroom property provides a lovely home which is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation. We are sure the property will appeal to a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is easy to maintain and close to all the amenities and facilities provided by Long Eaton town centre and the surrounding area.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully re-decorated accommodation derives all the benefits from gas central heating and double glazing. Being entered through the front door the accommodation includes a reception hall, from which stairs take you to the first floor and doors lead to the lounge which could include a dining area and has double opening French doors leading to the rear garden and to the dining kitchen which has Shaker style wall and base units and a window looking out to the front. To the first floor the landing leads to the two good size bedrooms and the newly fitted bathroom which has a white suite with a mains flow shower over the bath. Outside there is a lawned area at the front and a private rear garden which decking, a slabbed area and a lawn with fencing and screening to the boundaries and there is a gate at the bottom of the garden which provides access to a path taking you to where the garage is located in a courtyard to the right of the property.

The property is only a few minutes walk 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 healthcare and sports facilities including the Long Eaton United football pitches, the Long Eaton indoor bowls centre and the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within easy reach of the property and the 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
An open porch with a wood grain effect front door with an inset opaque double glazed panel and matching side panel leading to:

Reception Hall
The reception hall has new heavy duty carpeting as you enter the hall and new carpeting on the stairs which has a wooden balustrade and cupboard under leading to the first floor, radiator, doors to the lounge/sitting room and kitchen.

Lounge/Sitting Room
13'5 x 12'6 approx (4.09m x 3.81m approx)
The lounge has double opening, double glazed French doors leading out to the decked area at the rear and there is a double glazed window to the rear, a radiator and newly laid carpeted flooring.

Breakfast Kitchen
9'6 x 7'4 approx (2.90m x 2.24m approx)
The kitchen has light grey Shaker style units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in an L shaped work surface with space for a washing machine, double cupboard, drawers, telescopic towel rails below, space for an electric oven and a further work surface with a cupboard and space for an appliance below, matching eye level wall cupboards, hood over the cooking area, tiling to the walls by the work surface and cooking areas, double glazed window with a blind to the front, a high level shelf to the wall next to the sink, a radiator and new vinyl flooring.

First Floor Landing
The new carpeted flooring extends from the stairs onto the landing, there is a built-in cupboard housing the gas boiler and doors lead to the two bedrooms and bathroom.

Bedroom 1
12'3 x 10'4 plus wardrobes apporx (3.73m x 3.15m plus wardrobes apporx)
The main bedroom has a double glazed window to the front, a range of built-in wardrobes with mirror sliding doors providing hanging space and shelving, a radiator, cornice to the wall and ceiling and new carpeted flooring.

Bedroom 2
10'5 x 7' approx (3.18m x 2.13m approx)
The second bedroom has a double glazed window to the front, a radiator and new carpeted flooring.

Bathroom
The bathroom has been re-fitted and has a white suite with a panelled bath having a Triton electric shower over, aqua boarding to three walls and a new protective glazed screen, a low flush w.c., a pedestal wash hand basin with a mixer tap and splashback with a circular mirror to the wall above, an opaque double glazed window, radiator with a towel rail over and new vinyl flooring.

Garage
Brick garage with an up and over door at the front which is situated in a courtyard (third garage on the right).

Outside
At the front of the property there is a slabbed path leading from the pavement to the front door with a lawned area having established bushes, an outside tap and there is a bin storage area to the left hand side.

To the rear there is decking and a slabbed area leading onto a lawn with established planting and fencing to the boundaries and there is a gate at the bottom of the garden which provides access to a path that takes you to the courtyard where the garage is positioned.

Directions
Proceed out of Long Eaton on Waverley Street which becomes Main Street and turn left into Station Road. Continue over the railway line for a short distance turning right onto Stafford Street. At the end of the road turn right onto Cannock Way and further right into Rugeley Avenue. Lichfield Close can be found on the right.
9643MP

Agents Notes
There are AI generated photos on this property.

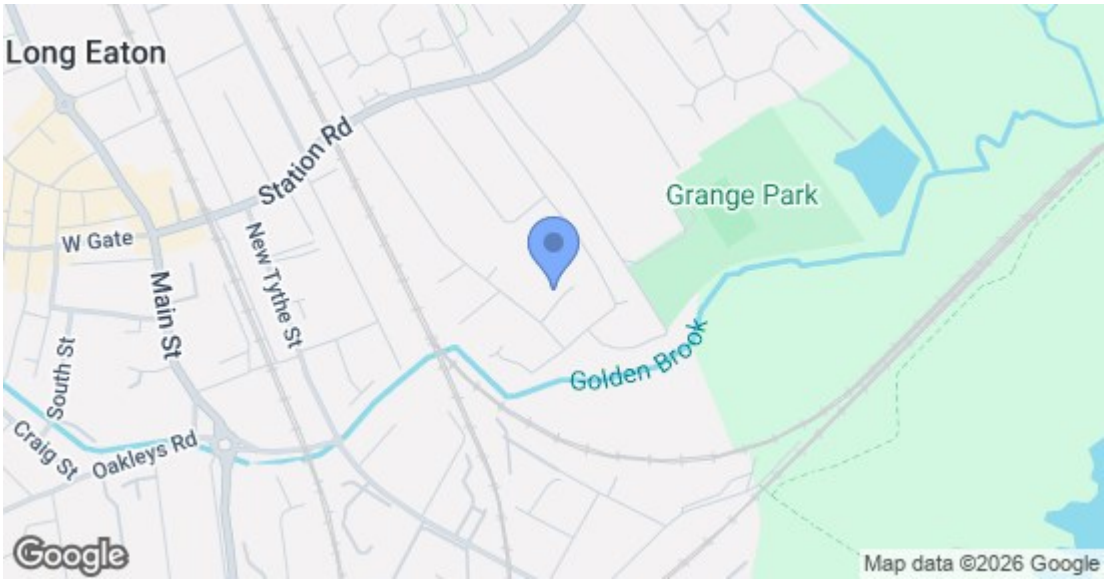
Council Tax
Erewash Borough Council Band B

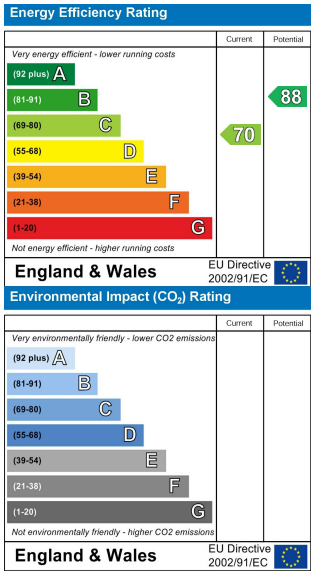
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15 mbps Superfast 74mbps Ultrafast 1800 mbps
Phone Signal – EE, Vodafone, Three, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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