



Warwick Road,
Long Eaton, Nottingham
NG10 2EB

£199,950 Freehold



AN EXTENDED THREE BEDROOM DETACHED FAMILY PROPERTY LOCATED IN A PRIVATE CUL-DE-SAC.

Robert Ellis are extremely pleased to bring to the market this extended detached family property located in a very popular and established residential location close to the excellent Grange School being within walking distance with further shopping facilities found along Long Eaton high street. An early viewing comes highly recommended so purchasers can see all that is included for themselves. Coming to the market with the benefit of no upward chain.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating from a combination boiler (fitted 2018) and double glazing. In brief the accommodation comprises of entrance hallway, living room, dining room, conservatory and extended kitchen. To the first floor there are three bedrooms and re-fitted bathroom. To the front of the property there is a driveway providing off the road vehicle hard standing while to the rear there is a good size garden laid mainly to lawn with large paved patio areas.

The property is extremely well placed for easy access to the Asda and Tesco superstores along with numerous other retail outlets found along the High Street, there are schools for all ages, if required, healthcare and sports facilities, walks in the nearby Attenborough Nature Reserve and the excellent transport links such as J25 of the M1, train stations at Long Eaton, Beeston and East Midlands Parkway, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



Porch

With an open storm porch to the front leading to:

Entrance Hallway

UPVC double glazed door to the front with fixed double glazed side panels, UPVC double glazed window to the side, stairs to the first floor, ceiling light point, wall mounted radiator, parquet flooring, panelled doors to:

Understairs Store

UPVC double glazed window to the side, wall mounted electrical consumer unit and meter point.

Dining Room

13'1" x 11'1" approx (3.99m x 3.38m approx)
UPVC double glazed sectional bay window to the front, wall mounted radiator and ceiling light point.

Living Room

12'1" x 11' approx (3.68m x 3.35m approx)
UPVC double glazed sliding patio door to the conservatory, ceiling light point, wall mounted radiator.

Conservatory

14'2" x 12'8" approx (4.32m x 3.86m approx)
UPVC double glazed windows to the side and rear, UPVC double glazed French doors to the enclosed landscaped garden at the rear, tiling to the floor, wall mounted double radiator and wall light point and central light point.

Kitchen

16'5" x 7'10" approx (5.00m x 2.39m approx)
Two UPVC double glazed windows to the rear, range of matching wall and base units incorporating laminate work surface over, 1½ bowl sink with mixer tap, integral oven, four ring gas hob, tiled splashbacks, space and plumbing for automatic washing machine, tiling to the floor, space and point for free standing fridge freezer, recessed spotlights to the ceiling, UPVC double glazed door providing access to the enclosed larger than average rear garden.

First Floor Landing

UPVC double glazed window to the side, loft access hatch and panelled doors to:

Bedroom 1

11'2" x 10'10" approx (3.40m x 3.30m approx)
UPVC double glazed window to the front, wall mounted radiator and ceiling light point.

Bedroom 2

11'11" x 11'3" approx (3.63m x 3.43m approx)
UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3

7'11" x 5'10" approx (2.41m x 1.78m approx)
UPVC double glazed window to the front, wall mounted radiator, laminate flooring.

Shower Room

7'8" x 5'10" approx (2.34m x 1.78m approx)
A modern white three piece suite comprising of a walk-in quadrant shower enclosure with electric Mira shower above, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, tiled splashbacks, chrome heated towel rail and ceiling light point.

Outside

To the front of the property there is a driveway providing ample off the road vehicle hard standing with secure gated access to the rear. To the rear of the property there is a much larger than average enclosed garden laid mainly to lawn with paved patio area, fencing to the boundaries. There is also a concrete sectional store.

Directions

Proceed out of Long Eaton along Nottingham Road and turn right after the pelican crossing into Grange Road. At the 'T' junction with Station Road turn right into Stafford Street, continue along taking the right turning into Warwick Road where the property can be found on the left as identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02022



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		30	37
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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