



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	88 B



Derby Road  
Long Eaton  
Nottingham  
NG10 1LU  
Tel: 01159468946  
enquiries@wallacejones.net  
www.wallacejones.co.uk



115 Trowell Grove, Long Eaton, Nottingham, NG10 4BA

Asking Price Of £329,000



Three bedroom semi-detached house located in Long Eaton, Nottingham

For sale a well presented three bedroom semi detached house situated on this sought after road of Long Eaton. Ideally located close to Long Eaton town centre which offers a wide range of excellent amenities and transport links.



**WALLACE · JONES**

ESTATE AGENTS, VALUERS AND AUCTIONEERS

### Property Description

These three bedroom semi detached home sits within a prime location of Long Eaton offering many benefits including off street parking, re-fitted shower room, double glazing, gas central heating and two reception rooms. It has previously been granted planning permissions (although this has now lapsed) for a rear extension of which the footings have already been put in place, therefore leaving the opportunity for the new purchaser to develop the property further to suit their requirements. As well as rear extension there is also scope (subject to planning) to the side of the property for further extension. It has been well maintained by the current owner and offers original features such as parquet flooring and high ceilings.

The property in brief comprises entrance hallway, dining room, living room, kitchen, WC, three bedrooms and shower room. Outside to the front of the property is a driveway and front garden with side access through a gate to the rear garden, which has a few established plants, a rockery area, lawn, decking seating area and shed.

Located on this sought after street within the popular town of Long Eaton, close to a wide range of local schools, shops and within walking distance of West Park. There are fantastic transport links available including nearby bus stops and easy access to major road network of the M1, A50 and A52, to both Nottingham and Derby, East Midlands Airport and Long Eaton train station just a short drive away. There are nearby schools including Wilsthorpe Academy, Trent College and The Elms.

**HALLWAY:** Welcoming entrance hallway with original parquet flooring, stairs to the first floor and doors to reception rooms and kitchen, access to the under stairs WC and radiator.

**SITTING/DINING ROOM:** 10' 11" x 11' 9" (3.33m x 3.60m) Double glazed uPVC bay window to the front, original parquet flooring, electric fireplace and radiator.



**WALLACE · JONES**

ESTATE AGENTS, VALUERS AND AUCTIONEERS

**LOUNGE:** 10' 11" x 12' 11" (3.33m x 3.96m) Double glazed uPVC sliding doors leading to the rear garden, gas fire, radiator and carpet.

**KITCHEN:** 6' 9" x 9' 8" (2.06m x 2.95m) Double glazed uPVC door to side and window to rear, fitted kitchen comprising 1½ sink with drainer and tap, under and over counter storage units, space for fridge freezer, radiator, laminate flooring and access to pantry.

**WC:** Double glazed uPVC window to the side, low level flush toilet, sink with pedestal, laminate flooring.

**BEDROOM ONE:** 10' 11" x 11' 9" (3.33m x 3.60m) Double glazed uPVC bay window to the front, carpet and radiator.

**BEDROOM TWO:** 10' 5" x 13' 1" (3.19m x 4.00m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 6' 3" x 7' 7" (1.92m x 2.32m) Double glazed uPVC window to the front, carpet and radiator.

**SHOWER ROOM:** 6' 9" x 8' 7" (2.06m x 2.63m) Double glazed uPVC window to the rear, fitted suite comprising low level flush toilet, sink with pedestal, fitted electric shower with enclosed screen, radiator and vinyl flooring.

**OUTSIDE:** To the front of the property is a blocked paved driveway leading to the rear garden through a gate. Low maintenance front paved garden with some established shrubs. The rear garden has a decking seating area along with rockery and lawn area with a few established shrubs and shed.

**TENURE** Freehold.

**VIEWINGS** Strictly by appointment only via Wallace Jones estate agents.

