



- 3 Bedroom Semi-detached House
- Well presented with neutral décor and flooring
- Gas central heating
- Double glazing
- Family bathroom and en-suite to master bedroom
- Garage and off road car parking
- Enclosed rear garden
- Convenient location
- EPC Rating = D

SAB Properties are extremely pleased to bring to the market this well presented three bedroom semi detached house that provides well proportioned accommodation over two floors.

Briefly, the accommodation comprises of reception hall, living room, open plan refitted dining kitchen and to the first floor there are three bedrooms, the master benefiting from an en-suite shower room and refitted family bathroom. Outside to the front there is a driveway providing off the road vehicle hard standing and leading to the brick built garage with up and over door, light and power. To the rear there is an enclosed low maintenance garden with raised decked area and garden laid to lawn.

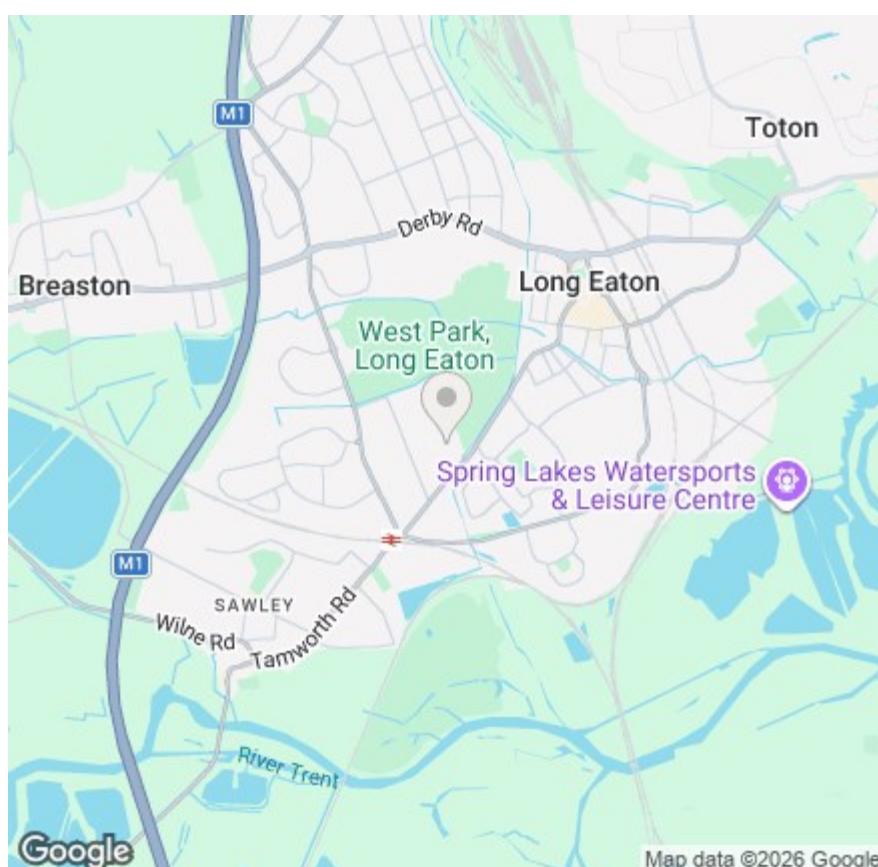
A holding deposit of £265.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1325.00, which subject to Terms and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

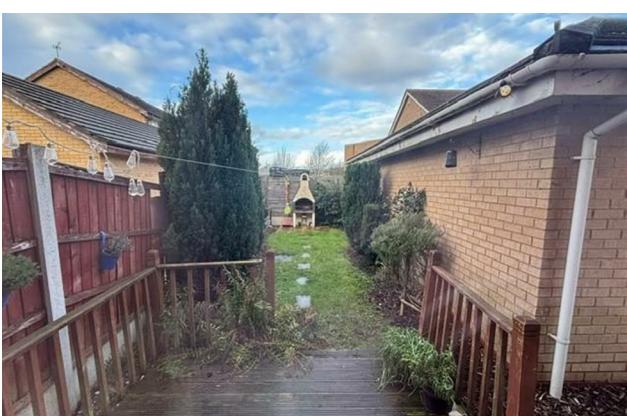
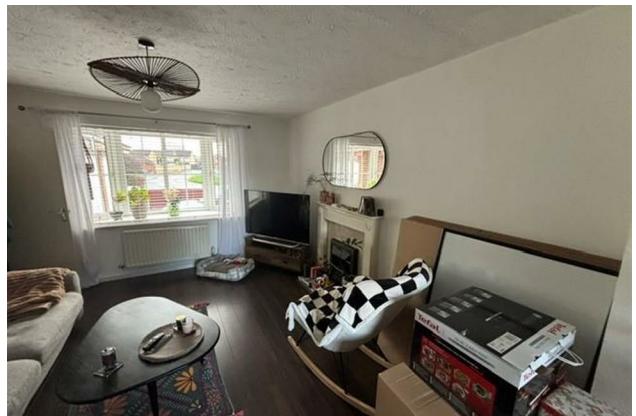
## North Road, Long Eaton, Nottingham

**£1,150**



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



#### Description

Property comprises a small reception hall, living room, open plan dining kitchen and to the first floor there are three bedrooms, the master benefiting from an en-suite shower room and a family bathroom.

Outside to the front there is a driveway providing off the road vehicle hard standing and leading to the brick built garage with up and over door, light and power.

To the rear there is an enclosed low maintenance garden with raised decked area and garden laid to lawn.

The property is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area as well as excellent transport links, all of which have made this such a popular and convenient place to live.

The property is situated within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.

#### Entrance Hallway

With double glazed entrance door to the front elevation, laminate flooring, wall mounted radiator, stairs leading to the first floor, wall mounted electrical consumer unit and panelled door to:

#### Lounge

13'3" x 12'4" (4.06m x 3.78m)

UPVC double glazed bay window to the front elevation, wall mounted radiator, feature fireplace incorporating wooden surround with marble hearth and back panel, inset 'Living Flame' gas fire, understairs storage cupboard providing useful additional storage space, laminate flooring and archway through to:

#### Kitchen / Diner

15'10" x 9'1" (4.85m x 2.77m)

This modern recently kitchen comprises of a range of matching wall and base units incorporating a roll edged work surface over, 1½ bowl sink with swan neck mixer tap above, tiled splashbacks, UPVC double glazed window to the rear, recessed spotlights to the ceiling, integrated oven with four ring stainless steel gas hob above and stainless steel extractor hood over, space and space for free standing fridge freezer, space and plumbing for washing machine.

Separate dining area, wall mounted radiator, laminate flooring and archway through to living room and sliding double glazed patio doors to enclosed rear garden. Gas central heating boiler housed within matching cupboard.

#### Bedroom 1

12'4" x 11'3" (3.76m x 3.45m)

Double bedroom with neutral décor and flooring and UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and will easily accommodate a double bed and a selection of bedroom furniture. Archway through to:

#### En-Suite

Walk-in shower enclosure with mains fed shower over, pedestal wash hand basin, tiled splashbacks, wall mounted radiator and airing/storage cupboard housing hot water cylinder.

#### Bedroom 2

9'3" x 8'0" (2.84m x 2.44m)

Spacious room with neutral décor and flooring, and UPVC double glazed window to the rear elevation. Will easily accommodate a double bed and a selection of bedroom furniture. Wall mounted radiator and ceiling light point.

#### Bedroom 3

8'0" x 6'2" (2.46m x 1.88m)

Single bedroom with neutral décor and flooring and UPVC double glazed window to the rear elevation. Currently used as a dressing room but will easily accommodate a single bed and a selection of bedroom furniture. Wall mounted radiator and ceiling light point.

#### Family Bathroom

This modern three piece suite comprising of a panelled spa bath with electric shower over, pedestal wash hand basin, low flush WC. Handy storage cabinet with mirror and shelving. Tiled splashbacks, lights to the ceiling and wall mounted radiator.

#### Outside

To the front of the property there is a driveway providing off the road vehicle hard standing and leading to the garage with up and over door. There is power and lighting inside the garage.

Secure gated access to the side elevation and enclosed rear garden.

To the rear there is an enclosed garden being laid mainly to lawn with raised decked area, fencing to the boundaries, shrubs and trees planted to the borders.

#### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge turn right into Myrtle Avenue, at the end turn right into Ash Grove which then becomes North Road and the property can be found on the left as identified by our "To Let" board.