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 ESTATE AGENTS, VALUERS AND AUCTIONEERS

120 Trowell Grove, Long Eaton, NOTTINGHAM, NG10 4BB

Asking Price Of £310,000



Two bedroom Detached House located in Long Eaton, NOTTINGHAM

For sale an extremely well presented two double bed detached house that is situated on this popular road in Long Eaton. The home has been presented to a high standard throughout and benefits from two double bedrooms, two reception rooms, extended kitchen, beautiful landscaped garden and garage.



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Property Description

BEAUTIFULLY PRESENTED DETACHED HOUSE For sale an extremely well presented two double bed detached house that is situated on this popular road in Long Eaton. The home has been presented to a high standard throughout and benefits from two double bedrooms, two reception rooms, extended kitchen, beautiful, landscaped garden, off street parking and garage.

The home offers stunning features such as stained glass windows, feature fireplace, bay front window and Karndeian flooring. The property further benefits from being tastefully decorated throughout and offers a modern four piece bathroom suite along with extended kitchen to the rear. The property is situated on a good sized plot and has the potential for further double storey extensions (subject to planning permission) if a buyer wishes to make further changes.

The property comprises, welcoming hallway, living room, dining room, kitchen, two double bedrooms, over stairs storage, and bathroom. Outside to the front of the property is a good sized driveway which allows access to the rear garden. The garage is positioned at the end of the driveway towards the rear garden which accommodates power. The beautifully kept and well designed rear garden has a private patio seating area with pergola along with further patio areas and lawn. The garden further offers well established shrubs, bushes and peaceful setting.

The property is well placed for easy access to the Asda, Tesco and Aldi stores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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ENTRANCE HALL Double glazed Stained glass front door, Karndeian flooring, radiator, understairs cupboard, stairs to first floor.

LIVING ROOM 11' 10" x 12' 2" (3.61m x 3.71m) Double glazed stained glass bay window to the front, feature fireplace, carpets and radiator.

DINING ROOM 11' 10" x 12' 7" (3.61m x 3.86m) Double glazed Upvc French doors to garden, gas fire, carpet and radiator.

KITCHEN 8' 2" x 14' 5" (2.49m x 4.40m) Double glazed Upvc door to rear garden and windows to rear and side. Karndeian flooring, Worcester boiler, integrated appliances including fridge, freezer, washing machine and extractor fan. Free standing electric hob and oven, ceramic sink and drainer, over and under counter storage.

BEDROOM ONE 11' 10" x 12' 1" (3.61m x 3.70m) Double glazed stained glass windows to the front, built in wardrobes, carpet and radiator.

BEDROOM TWO 8' 8" x 12' 7" (2.66m x 3.86m) Double glazed Upvc window to rear, carpet and radiator.

BATHROOM 9' 4" x 7' 4" (2.87m x 2.24m) Double glazed Upvc window to the side, re fitted four piece suite comprising of freestanding double ended roll top bath, WC, traditional basin and pedestal sink, walk in shower enclosure with tray and rainwater and flexible shower heads. Karndeian flooring, extractor fan, tiled walls and radiator with heated towel rail.

OUTSIDE To the front of the property is a driveway and front low maintained garden which allows access to the rear enclosed garden. The garage is situated at the bottom of the driveway and offers power and electrics. The carefully designed private garden has a beautiful patio seating area with pergola and shrubs along with further patio areas and lawn. Well established bushes, shrubs and trees offer a peaceful and tranquil setting.

TENURE Freehold.

VIEWINGS Strictly by appointment only via Wallace Jones Estate Agents.

