

SUPERIOR HOMES

ROYSTON & LUND



19 Rush Leys

Long Eaton | NG10 1HW

£325,000

Royston and Lund are delighted to bring to the market this three bedroom end-of-cul-de-sac, corner plot, detached family home located in Long Eaton. Situated close by to numerous amenities just a short drive away such as local shops, pubs and restaurants, not to mention being in the catchment area for well regarded schools and having excellent transport links into Nottingham City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room, downstairs WC and stairs to the first floor landing. The living room is a generous size with a large front aspect bay window allowing space for seating along with ample space for relaxation and entertaining family and friends. Off from the living room through an opening you enter the dining area which in turn grants access to the rear garden via French doors. The kitchen benefits from high quality base and wall units and incorporates integrated kitchen appliances such as an oven, hob and extractor fan along with under unit space to add further freestanding appliances. Off from the kitchen is a convenient utility space which has electrics in place for further appliances such as a washing machine or fridge/freezer. The utility also allows access to the rear garden via a back door and access to the garage.

To the first floor there are three well proportioned bedrooms. The principle bedroom and bedroom two are both well proportioned doubles. The third bedroom is a spacious single situated over the stairs and is currently being used as an office. All three bedrooms share a three piece bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Three Bedroom Detached Family Home
- Immaculately Presented Throughout
- Integrated Kitchen Appliances
- Separate Utility And Downstairs WC
- Dining Room With French Doors To The Garden
- Larger Than Average Plot Set At The End Of The Cul De Sac
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - C





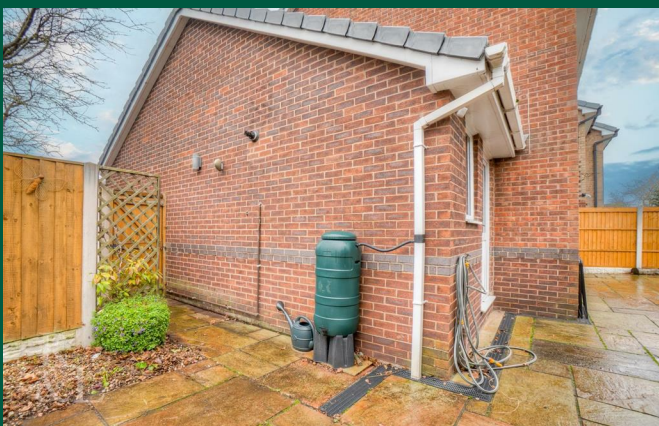
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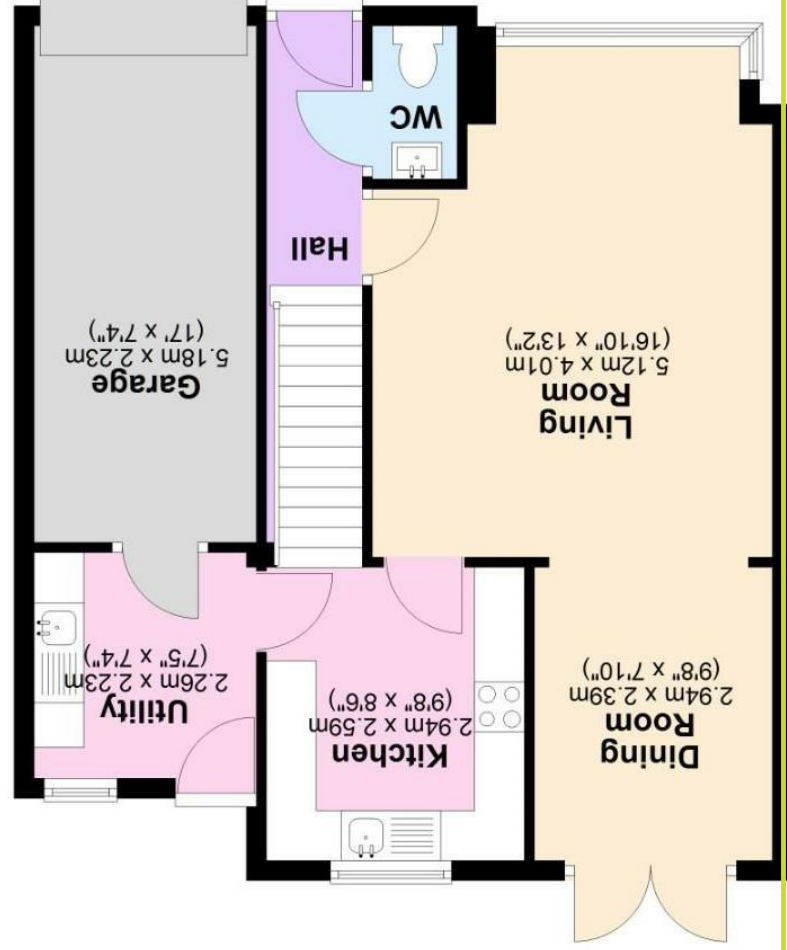


Facing the property. The family home is located at the end of the cul-de-sac and has generous off street parking via a double driveway and single integral garage. To the rear there is a low maintenance rear garden with a patio area to start and to the right aspect containing storage shed. The lawn stretches back and is aligned with flower beds and is enclosed by fenced borders.

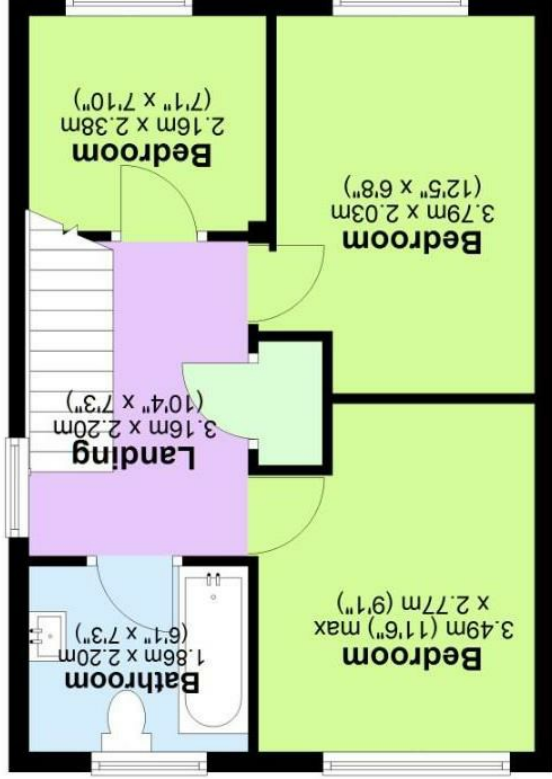


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Total area: approx. 97.2 sq. metres (1046.2 sq. feet)



Ground Floor
Approx. 58.6 sq. metres (630.6 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.6 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
G (1-20)		G (1-20)	
F (21-38)		F (21-38)	
E (39-54)		E (39-54)	
D (55-68)		D (55-68)	
C (69-80)		C (69-80)	
B (81-91)		B (81-91)	
A (92 plus)		A (92 plus)	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Potential	Current	Potential	Current
64		64	
80		80	

EPC

