



William Street,
Long Eaton, Nottingham
NG10 4GB

£315,000 Freehold



A TASTEFULLY REFURBISHED AND UPGRADED DETACHED PROPERTY WHICH HAS A STUNNING OPEN PLAN LIVING/DINING KITCHEN AND THREE GOOD SIZE BEDROOMS.

Being located on William Street which is close to the heart of Long Eaton, this three bedroom detached property provides a lovely home which is ready for immediate occupation without a new owner having to carry out any work whatsoever. Over recent months the property has been refurbished throughout, having been re-wired, had a new heating system installed, been re-plastered and insulated throughout, has a newly fitted living/dining kitchen and luxurious bathroom installed, has been re-decorated and has new floor coverings to all rooms. For the size and quality of the accommodation included to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely individual home for themselves.

The property stands back from the road and has a gable fronted appearance and being constructed of an attractive facia brick under a pitched tiled roof, the light and airy accommodation derives all the benefits of having gas central heating and double glazing. In brief the property includes a reception hall with a ground floor w.c. off and doors lead to the lounge which is positioned at the front of the property and the living/dining kitchen which has grey gloss units, integrated appliances and double glazed, double opening French doors leading out to the private rear garden. To the first floor the landing leads to the three good size bedrooms and the luxurious bathroom which has a white suite with a mains flow shower over the bath. Outside there is a driveway and a stoned parking area at the front of the house and a gate leads down the right hand side to a private area which provides a lovely spot to sit and enjoy outside living and also leads to the detached brick garage. At the rear of the property the garden has been landscaped and has a patio leading onto a lawn with the garden being kept private by having fencing to the boundaries.

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



Stylish composite front door with an inset etched glazed panel and an outside light leading to:

Reception Hall

7'8 × 20'4 approx (2.34m × 6.20m approx)

Double glazed leaded window to the front with a further eye level double glazed window to the side, laminate flooring leading to carpeted flooring in the main hall, stairs with balustrade leading to the first floor, radiator and panelled doors leading to the lounge, living/dining kitchen and ground floor w.c.

Ground Floor w.c.

2'1 × 3'9 approx (0.64m × 1.14m approx)

Having a white low flush w.c. and a corner hand basin with a tiled splashback, opaque double glazed window, chrome ladder towel radiator and laminate flooring.

Lounge/Sitting Room

15'4 × 11' approx (4.67m × 3.35m approx)

Double glazed leaded window to the front, radiator, TV/data points, six power points and double opening panelled doors leading to:

Living/Dining Kitchen

18'9 × 18'3 approx (5.72m × 5.56m approx)

The exclusively fitted dining/living kitchen has grey gloss fitted units with brushed stainless steel fittings in the kitchen area and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has an oven, cupboards, three wide pan drawers and spaces for an automatic washing machine and dishwasher below, bank of full height units incorporating an integrated fridge/freezer, a shelved storage cupboard and an Ideal gas boiler is fitted in a cupboard with shelving below, central island with seating to one side and two double cupboards below, hood and stainless steel back plate to the cooking area, double glazed windows to the rear and side, double glazed, double opening French doors leading from the dining area to the rear garden, three radiators, laminate flooring, recessed lighting to the ceiling in the kitchen area, ten power points and points for appliances, half opaque double glazed door leading out to the side of the property and an understairs storage cupboard which has a double glazed window to the side and houses the electricity consumer unit, meter and gas meter and there is a power point in this area for an appliance.

First Floor Landing

7'2 × 9'7 approx (2.18m × 2.92m approx)

The balustrade continues from the stairs onto the landing, double glazed window to the side, radiator, hatch to the loft, built-in storage cupboard and panelled doors to:

Bedroom 1

14' to 12' × 10'10 approx (4.27m to 3.66m × 3.30m approx)

Double glazed leaded window to the front, radiator, recess for a wardrobe, six power points and a TV point.

Bedroom 2

13' to 11' × 11' approx (3.96m to 3.35m × 3.35m approx)

Double glazed window to the rear, radiator, recess for a wardrobe, six power points and a TV point.

Bedroom 3

7'2 × 7'5 approx (2.18m × 2.26m approx)

Double glazed window window to the front, radiator and four power points.

Bathroom

7'2 × 7'3 approx (2.18m × 2.21m approx)

The newly fitted bathroom has a white suite including a panelled bath with a

mixer tap and a mains flow shower over having a rainwater shower head and hand held shower with tiling to two walls and a tiled surface at one of the bath, low flush w.c. and hand basin with a mixer tap and two drawers below and a tiled splashback above, chrome ladder towel radiator, opaque double glazed window, recessed spotlights to the ceiling, extractor fan and tiled flooring.

Outside

At the front of the property there is a tarmac driveway with a gate and fence providing access to the drive which runs along the right hand side of the property. There is a stone area at the front of the house which provides off road parking for another vehicle and there is a wall and railing to the front boundary with a fence and bushes to the left hand side and hedging to the right hand side.

The drive extends down the right hand side of the house and this provides a private sunny area to sit and enjoy outside living and also provides access to the garage which is positioned at the rear and there is a gate between the garage and the house which provides access to the rear garden.

The rear garden has a patio and a path leading to the gate, there is a lawn with fencing to the left and rear boundaries. There is outside lighting at the side and rear of the house and an outside water supply is provided.

Garage

15'6 × 9 approx (4.57m 1.83m × 2.74m approx)

The brick built garage has an electrically operated up and over door to the front, a window to the side and power and lighting is provided in the garage.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street where the property can be found by our for sale board.

7922JG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 74mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

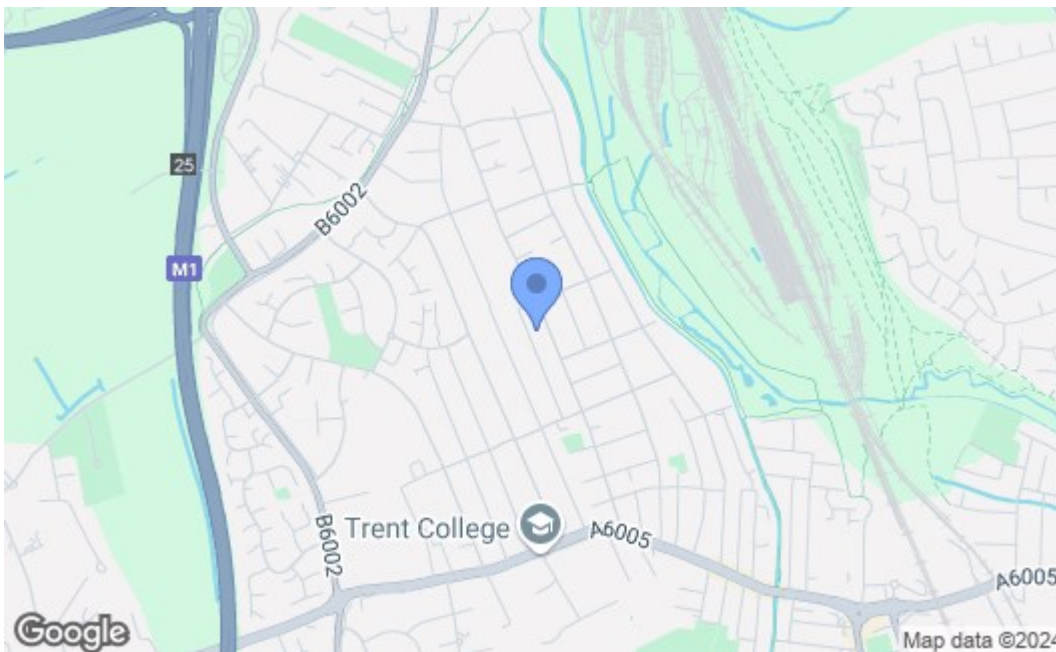
Any Legal Restrictions – No

Other Material Issues – No





While 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.