



Frederick Street,  
Long Eaton, Nottingham  
NG10 2DR

**Price Guide £200-210,000**  
**Freehold**



THIS IS A THREE BEDROOM SEMI DETACHED HOME WITH A PRIVATE SUNNY GARDEN TO THE REAR, WHICH IS SITUATED WITHIN EASY REACH OF THE TOWN CENTRE

Being located on Frederick Street, this traditional three bedroom semi detached home provides an ideal property for a whole range of buyers, from people buying their first property through to families who might require a three bedroom house which is close to excellent local schools for younger children. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property will be sold with the benefit of NO UPWARD CHAIN and therefore ready for immediate occupation by a new owner.

The property is constructed of brick with render to part of the external elevations all under a pitched tiled roof. The well proportioned accommodation derives all the benefits from having gas central heating and double glazing and being entered through a stylish front door, includes a reception hall with a door leading to the lounge/sitting room which includes a dining areas, the kitchen is fitted with wood grain effect wall and base units and includes integrated appliances, there is a utility area and ground floor shower room and to the first floor the landing leads to three good size bedrooms. Outside there is off road parking for two vehicles and a gate to the left hand side of the house provides access to the rear garden. The rear garden has been designed and landscaped to keep maintenance to a minimum and includes a patio area leading onto decking, there is a shed which will remain at the property when it is sold and the garden is kept private by having fencing to the three boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields with the well regarded Clifford gym and spa being located in the centre of the town, there are the excellent local schools for younger children which are within walking distance of the house, with schools for older children also being within easy reach and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC front door with two inset opaque glazed panels, stairs with hand rail leading to the first floor, radiator, cloaks hanging and door to:

### Lounge/Sitting Room

13'4 plus bay x 12'8 approx (4.06m plus bay x 3.86m approx)

Double glazed bay window to the front, coal effect electric fire set in a contemporary Adam style surround, radiator, cornice to the wall and ceiling and an understairs storage cupboard where the electric meter and consumer unit are housed, there is a wall mounted gas boiler and opaque glazed window to the side.

### Kitchen

11' x 8'9 approx (3.35m x 2.67m approx)

The kitchen is fitted with wood grain effect finished units and has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has an integrated fridge and freezer, double oven, drawers, cupboards and a pull out bottle racked unit below, matching eye level wall cupboards, hood to the cooking area, mosaic tiling to the walls by the work surface areas, UPVC door leading out to the rear garden, radiator, recessed lighting to the ceiling and tiled flooring.

### Utility Area

The utility area is positioned between the kitchen and ground floor shower room and has a work surface with space and plumbing below for an automatic washing machine and space above for a tumble dryer.

### Shower Room

The shower room is fitted with a corner shower that has an electric shower, boarding to two walls, curved glazed doors and protective screens, hand basin with a mixer tap and cupboard under, low flush w.c., half tiled walls, mirror with a light to one wall, opaque double glazed window, chrome ladder towel radiator, tiled flooring and an extractor fan.

### First Floor Landing

Double glazed window to the side and hatch to the loft.

### Bedroom 1

14' x 10'3 plus recess approx (4.27m x 3.12m plus recess approx)

The main bedroom has two double glazed windows to the front and a radiator and there is a recess which could be used as a storage/wardrobe area or somewhere to install a first floor w.c.

### Bedroom 2

12'2 x 9'2 approx (3.71m x 2.79m approx)

Double glazed window to the rear, two double fitted wardrobes with cupboards above and cupboards over the bed position, radiator and a picture rail to the walls.

### Bedroom 3

8'8 x 7'6 approx (2.64m x 2.29m approx)

Double glazed window to the rear, radiator and picture rail to the walls.

### Outside

At the front of the property there is a driveway and parking area in front of the house with a gate to the left hand side which provides access to the rear garden. There is a hedge to the front boundary and fencing to both the side boundaries.

At the rear there is a slabbed patio area with decking that provides a lovely place to sit and enjoy outside living, there is a shed which will remain at the property when it is sold, a concrete area a the side and the garden is kept private by having fencing to the three boundaries. There is an outside water supply and an external light is provided.

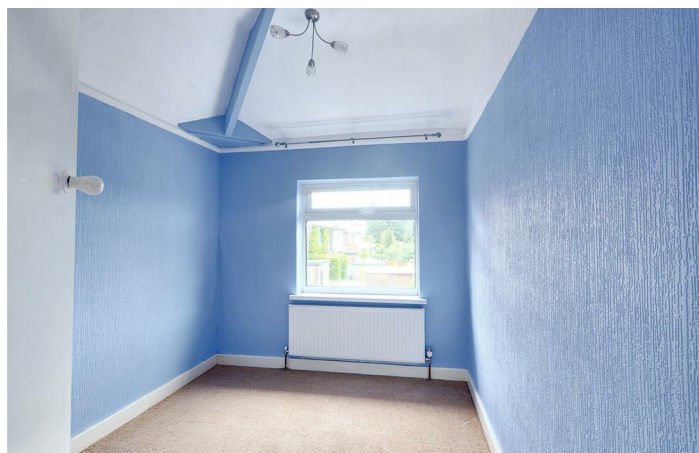
### Directions

Proceed out of Long Eaton along Waverley Street which continues into Main Street turning left into Station Road, second right into Chesterfield Avenue and right again into Frederick Street.

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### Council Tax

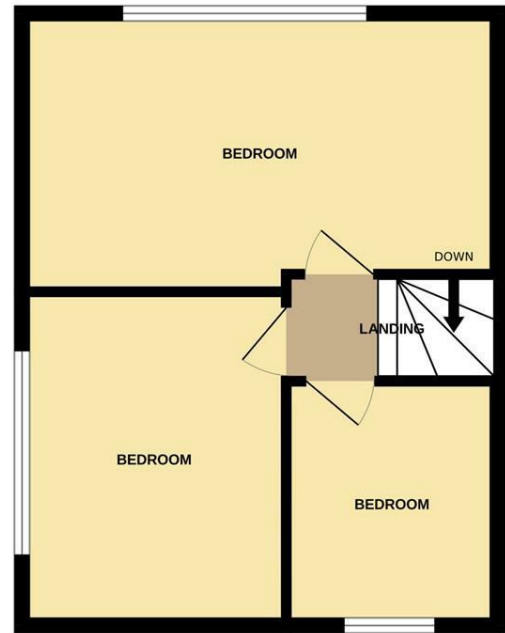
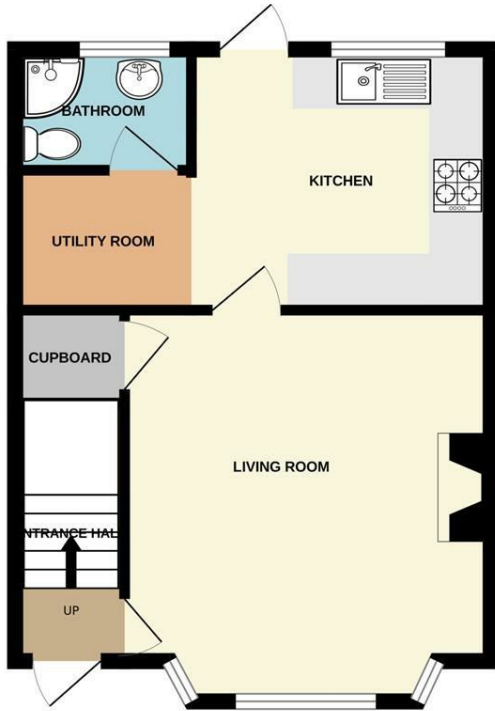
Erewash Borough Council Band A



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.