



Wellington Street,  
Long Eaton, Nottingham  
NG10 4NG

**Price Guide £265-270,000**  
**Freehold**



THIS IS AN UPGRADED THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS A LARGE PRIVATE GARDEN WITH A DECKED SEATING AREA AT THE REAR.

Being located on Wellington Street, this traditional bay fronted semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be looking for a three bedroom family home which is close to excellent local schools and other amenities and facilities. For the size and finish to the accommodation and the size of the private rear garden, which has a newly created decked area at the rear of the house 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 is constructed of brick to the external elevations all under pitched tiled roof and the well proportioned accommodation derives all the benefits of having a newly installed gas central heating system and double glazing throughout. The house is entered through a front door into an enclosed porch and an inner door takes you to the reception hall, from which there is LVT style flooring which extends across the whole of the ground floor living accommodation. The lounge is positioned at the front of the house and this has a bay window and at the rear is the living/dining kitchen which has newly fitted Shaker style units and includes integrated appliances and from the seating area within this open plan space there are double opening, double glazed French doors leading out to the decked area at the rear of the property and there is also an understairs storage cupboard/pantry. To the first floor the landing leads to the three good size bedrooms, all of which have power points for wall mounted TV's and the luxurious bathroom which has a white suite complete with a mains flow shower over the bath position. Outside there is a walled area at the front of the house, parking at the left hand side and a gate provides access to the rear garden where there is the large decked area extending across the width of the house and this provides access to a most useful outside w.c. and utility/store and there are steps leading down to a path which takes you to the bottom of the garden and either side of the path there are newly laid lawns and at the bottom a slabbed seating and a pebbled area with the garden being kept private by having fencing to the side boundaries and a wall and hedge to the rear.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the house, 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Fully enclosed porch having an opaque double glazed front door with matching side panels to either side and above, tiled flooring and wood panelled door with opaque glazed windows to either side leading to:

## Reception Hall

Stairs with feature balustrade and wood panelling to the side leading to the first floor, LVT style flooring which extends across the whole of the ground floor living accommodation, radiator, and original wood panelled doors leading to:

## Lounge/Sitting Room

Double glazed bay window to the front, radiator, LVT style flooring, feature recess in the chimney breast with a power point for a wall mounted TV on the chimney breast.

## Dining/Living Kitchen

18'6" x 11'11" approx (5.64m x 3.63m approx)

The kitchen has been re-fitted with sage green Shaker style units having brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with an integrated dishwasher, cupboards, drawers and an oven beneath, matching eye level wall cupboards, hood to the cooking area, space for a large fridge/freezer, feature arched recess in the chimney breast with a mounting for a wall mounted TV on the chimney breast, double glazed window to the rear, LVT style flooring, recessed lighting to the ceiling and double glazed, double opening French doors leading out to the decked area at the rear of the house and an understairs storage cupboard/pantry with steps leading down to a thrawl, shelving to one wall, opaque double glazed window and the electricity meter and electric consumer unit are housed in the pantry.

## First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch with ladder leading to the loft and wood panelled doors to the bedroom and bathroom.

## Bedroom 1

12' x 12'1" approx (3.66m x 3.68m approx)

Double glazed window overlooking the rear garden, laminate flooring, radiator and power points for a wall mounted TV.

## Bedroom 2

11' x 10'7" approx (3.35m x 3.23m approx)

Double glazed window to the front, radiator, laminate flooring and power points for a wall mounted TV.

## Bedroom 3

7'10" x 6'9" approx (2.39m x 2.06m approx)

Double glazed window to the front, radiator, laminate flooring and power point for a wall mounted TV.

## Bathroom

The bathroom has a new white suite and includes a panelled bath with mixer tap and a mains flow shower over having a rainwater shower head and a hand held shower, tiling to the walls and a protective glazed screen,

low flush w.c. with a concealed cistern and a hand basin with a mixer tap and a double cupboard below and a mirror fronted cabinet above, ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

## Outside

At the front of the property there is an easily managed area with a wall to the front boundary and to the left of the house there is a driveway which provides off road parking with a new wooden gate and fence which provides access to the rear garden. There is an outside light provided by the front door.

At the rear there is a large decked area extending across the wall of the house with a rope balustrade and steps lead down to a path which takes you to the bottom of the garden with there being new lawned areas to either side of the path and at the bottom of the garden there is a slabbed seating area, a pebbled section and the garden is kept private by having fencing to both the side boundaries and a wall and hedging to the rear boundary, there is a wooden shed at the rear of the house and next to the property there is an outside w.c and a brick store which are accessed from the decked area.

## Outside w.c.

Having a low flush w.c. and a corner hand basin with a mixer tap.

## Brick Utility Store

This most useful store houses the Ideal gas central heating boiler and has plumbing for an automatic washing machine and lighting and power points are provided.

## Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street and the property can be found as identified by our for sale board.  
8059AMMP

## Agents Note

Since the EPC was produced the property has been updated.

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps, Superfast 59mbps, Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

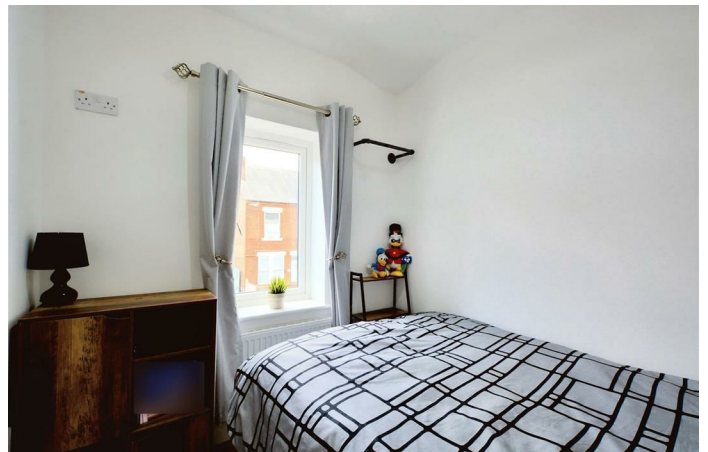
Flood Risk – No flooding in the past 5 years

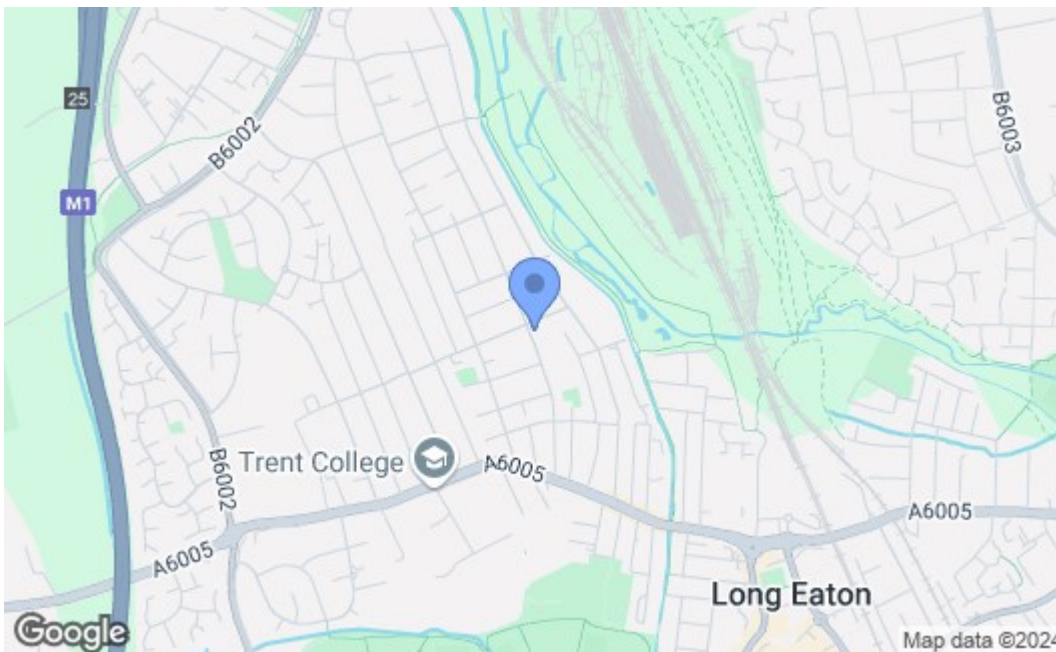
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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.