



William Street,  
Long Eaton, Nottingham  
NG10 4GB

**Price Guide £250-275,000**

**Freehold**





THIS IS A DOUBLE FRONTED DETACHED PROPERTY POSITIONED ON A LARGE PLOT WHICH PROVIDES A NEW OWNER WITH THE OPPORTUNITY TO STAMP THEIR OWN MARK ON THEIR NEXT HOME

Being located on William Street, which is a quiet road close to the centre of Long Eaton, this double fronted detached property is being sold with the benefit of NO UPWARD CHAIN and is ready for a new owner to upgrade the house and turn it into a home that suits their requirements. As people will see when they view the house, one of the original reception rooms was changed into an integral garage, but this could be converted back to a room if this was preferred. For the size and potential of the accommodation and privacy of the large rear garden to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The house is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this a very popular and convenient place to live.

The property stands back from William Street with a walled area and drive at the front and is constructed of brick to the external elevations under a pitched tiled roof. The house derives the benefits of having gas central heating and double glazing and includes a reception hall with a feature staircase leading to the first floor, there is the lounge at the front, a breakfast/ dining room and kitchen with the potential to combine these two rooms with the pantry and coal store to provide an enlarged living/dining kitchen. To the left hand side of the house there is the integral garage, which as previously mentioned could be changed into a second reception room and to the first floor the landing leads to the three double bedrooms and bath/shower room. Outside there is the walled area and drive at the front, a path leading down the left hand side to the large private rear garden which is mainly lawned with fencing to the boundaries and at the rear of the house there is the outside w.c. and coal store.

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 excellent schools for all ages within easy walking distance of the house, healthcare and sports facilities which include 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.





Wood panelled front door with an arched inset glazed panel and matching glazed panels to either side and above set in a feature arched porchway leading to:

#### Reception Hall

Stairs with a feature wooden balustrade and wood panelling to the side leading to the first floor with an understairs storage cupboard which has shelving and houses the electric meter and electricity consumer unit, radiator, cornice to the wall and ceiling, cloaks hanging and a door with two inset glazed panels and a glazed panel above leading out to the rear garden.

#### Lounge

12'10 × 12'8 approx (3.91m × 3.86m approx)

Double glazed window to the front, Adam style fireplace with an inset and hearth, radiator, double built-in cupboard with drawers below to one side of the chimney breast and cornice to the wall and ceiling.

#### Breakfast Room

12'7 × 9'6 approx (3.84m × 2.90m approx)

Having a window looking through into the kitchen, radiator, cornice to the wall and ceiling and door with inset glazed panels leading to the kitchen.

#### Pantry

9'4 × 3'1 approx (2.84m × 0.94m approx)

The large pantry has shelving and could easily be combined with the breakfast room and kitchen to create an enlarged living/dining kitchen.

#### Kitchen

13'3 × 4'8 approx (4.04m × 1.42m approx)

The kitchen is positioned at the rear of the house and this has a stainless steel sink with a mixer tap set in a work surface with double cupboard and drawer beneath, space for a gas cooker, L shaped work surface with space for an automatic washing machine and a fridge/freezer beneath, radiator, two double glazed windows to the rear, extractor fan, half glazed door leading out to the garden and door to the pantry

#### Garage/Possible Reception Room

12'8 × 12'5 approx (3.86m × 3.78m approx)

Having a double glazed window to the rear, double opening doors to the front with a glazed panel above, double wall cupboard and lighting and power points are provided.

NOTE: The integral garage was originally a reception room and could be converted back if this was preferred by a new owner to provide enlarged ground floor living accommodation.

#### First Floor Landing

The feature balustrade continues from the stairs onto the landing, double glazed windows to the front and side, double fitted cupboard and drawer, radiator, hatch to the loft and original wood panelled doors leading to:

#### Bedroom 1

12'9 × 12'3 approx (3.89m × 3.73m approx)

Double glazed window to the front, radiator and cornice to the wall and ceiling.

#### Bedroom 2

12'10 × 12'8 approx (3.91m × 3.86m approx)

Double glazed window to the front with an arched central panel, radiator and a built-in original wardrobe to one side of the chimney breast.

#### Bedroom 3

12'8 × 12' approx (3.86m × 3.66m approx)

Double glazed window to the rear, Ideal wall mounted gas boiler, double built-in cupboard, original feature cast iron fireplace and picture rail to the walls

#### Shower Room

8'9 × 7'4 approx (2.67m × 2.24m approx)

The shower room includes a walk-in shower/wet room area with a Mira Advance electric shower, tiling to two walls and a shower curtain with protective low level screens, pedestal wash hand basin with tiled splashback and a low flush w.c., radiator, opaque double glazed window, wall mounted mirror and an extractor fan.

#### Outside

At the front of the property there is a walled area and a drive in front of the garage with a path to the left hand side providing access to the rear garden.

At the rear of the house there is a slabbed area at the side of the house which provides access to the outside w.c. and coal house and there is a large lawned garden with borders to the side and fencing to the boundaries. There is a greenhouse and a wooden shed which will remain at the property when it is sold and there is an outside w.c. and coal house.

#### Outside w.c.

Having a low flush w.c. and a pedestal wash hand basin with a mixer tap and a wall mounted electric heater.

#### Coal House

6'6 × 5'5 approx (1.98m × 1.65m approx)

This useful storage area could easily be incorporated into the living accommodation provided by the property which can be seen by explained by looking at the floor plan for the property.

#### 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.

8144AMMP

#### Council Tax

Erewash Borough Council Band D

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

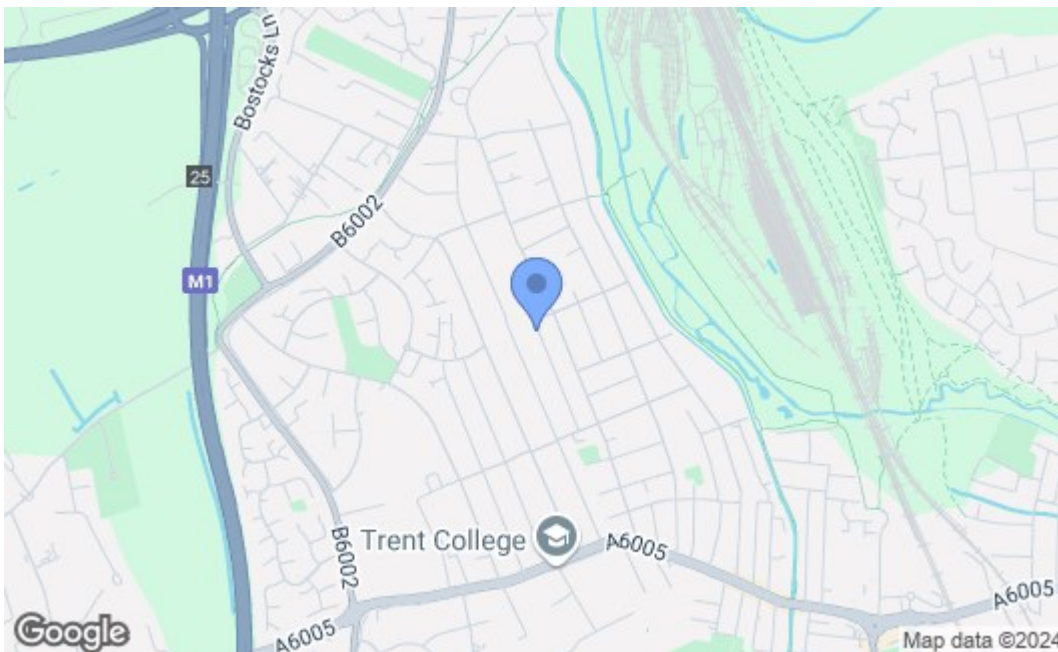
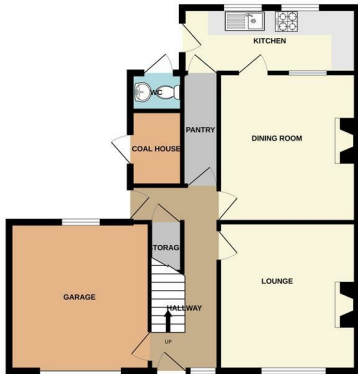
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS

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		50	
(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.