



Russell Street,
Long Eaton, Nottingham
NG10 4LU

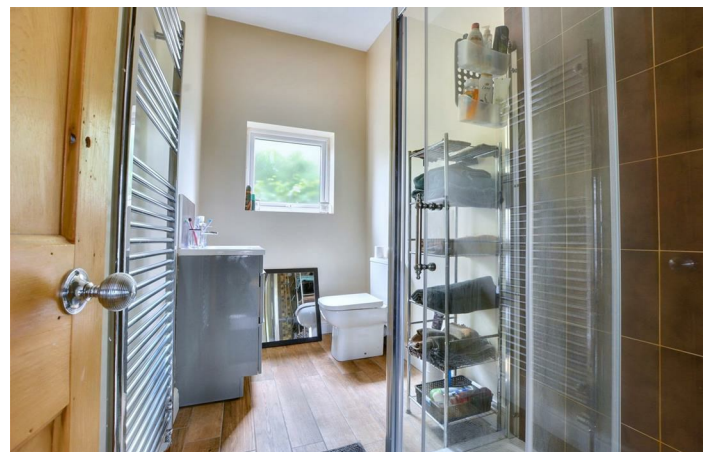
£300,000 Freehold



Robert Ellis are pleased to offer to the market this double fronted detached home situated on Russell Street, just off Derby Road. The property boasts a range of original features and space is evident as soon as you walk through the front door into the hallway. The property is ideally located for Long Eaton Town Centre in addition to a range of local schools and choice of local amenities. Access to Sandiacre as well as link roads such the A52 And M1 is just a short distance away, providing great access to Nottingham and Derby.

This double fronted detached home offers a great size throughout and internal accommodation briefly compromises of an entrance hall, two reception rooms with one either side of the hallway, a kitchen set to the rear aspect and a downstairs bathroom. To the first floor, there are three good sized bedrooms with the master bedroom boasting an en suite shower room whilst also offering a small office space just off the landing. There is a low maintenance rear garden which also offers an access to the utility area which is set to the rear of the kitchen. Internal viewing is highly recommended.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the 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.



Entrance Hallway

Front entrance door leading into the entrance hallway. Tiled flooring. Wall mounted radiator. Staircase leading to the first floor landing. Internal doors leading into the lounge, dining room, kitchen. Built-in storage cupboard.

Lounge

13'6 x 11'4 approx (4.11m x 3.45m approx)
Double glazed windows to the front and rear elevations. Wall mounted radiator. Coving to the ceiling.

Dining Room

11'11 x 13'3 approx (3.63m x 4.04m approx)
Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling.

Kitchen

12'10 x 9'10 approx (3.91m x 3.00m approx)
Double glazed door to the rear elevation. Double glazed window to the rear elevation. Linoleum flooring. Partially tiled walls. Coving to the ceiling. A range of matching wall and base units with roll top worksurfaces above. Integrate electric oven. 4 ring induction hob, with overhead extractor unit above. Sink and drainer unit. Internal door leading into the family bathroom.

Family Bathroom

Double glazed window to the rear elevation. Tile flooring. Partially tiled walls. 3 piece suite comprising of a panel bath with overhead shower, pedestal wash hand basin and a low level WC.

First Floor Landing

Loft access hatch. Internal doors leading into bedroom 1, 2 and 3

Bedroom 1

11'10 x 13'10 approx (3.61m x 4.22m approx)
Double glazed window to the front elevation. Wall mounted radiator. Internal door leading into the en-suite shower room.

En-Suite Shower Room

Double glazed window to the rear elevation. Tiled flooring. Partially tiled walls. Chrome towel radiator. Extractor fan. 3 piece suite comprising of a double shower cubical with wall mounted shower above, vanity hand wash basin and a low level flush WC.

Bedroom 2

12'1 x 13'7 approx (3.68m x 4.14m approx)
Double glazed windows to the front and rear elevations. Wall mounted radiator.

Bedroom 3

12'11 x 9'11 approx (3.94m x 3.02m approx)
Double glazed window to the rear elevation. Wall mounted radiator.

Office

6'2 x 4'6 approx (1.88m x 1.37m approx)
Sash window to the front elevation.

Outhouse / Utility

8'2 x 9'2 approx (2.49m x 2.79m approx)
Tiled flooring. Space and plumbing for an automatic washing machine.

Front of Property

To the front of the property there is a small front garden with a gate leading to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden with a block paved patio area with shrubbery planted to the borders and brick wall to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and turn right onto Russell Street where the property can be found on the left as identified by our for sale board.
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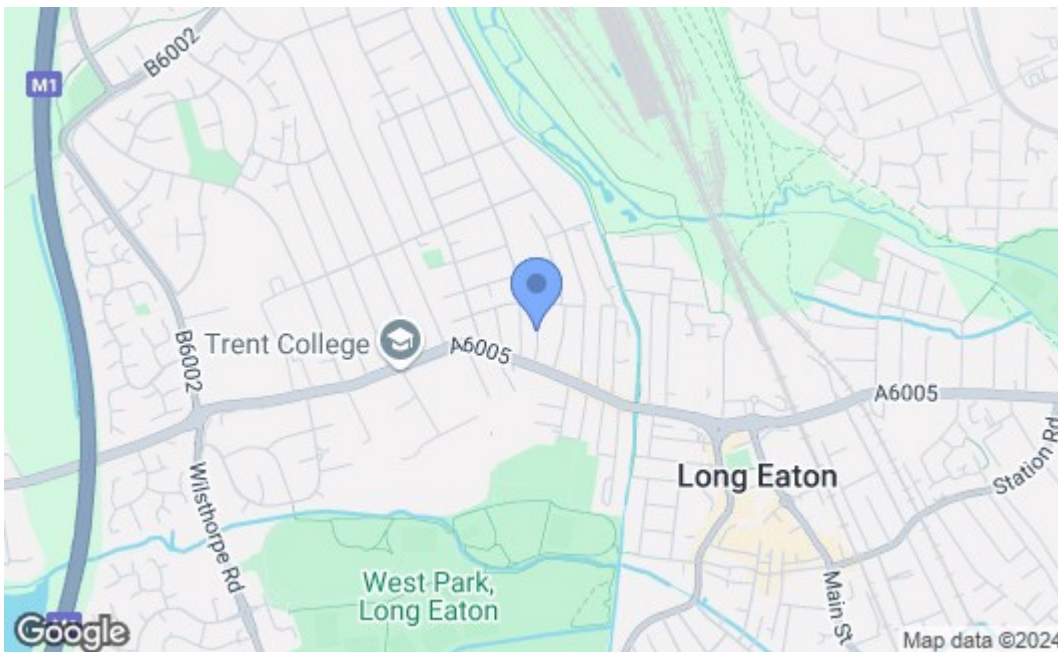
Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 52mbps Ultrafast 1000mbps
Phone Signal – 02, EE, 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

Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.