



Grange Road,  
Long Eaton, Nottingham  
NG10 2EH

**O/A £325,000 Freehold**



A TRADITIONAL BAY FRONTED THREE DOUBLE BEDROOM SEMI DETACHED EDWARDIAN HOME SITUATED ON THIS SOUGHT AFTER ROAD, CLOSE TO EXCELLENT LOCAL SCHOOLS AND OTHER AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Robert Ellis are pleased to be instructed to market this highly appointed three double bedroom Edwardian semi detached home which is well placed for easy access to the town centre and the amenities and facilities provided by the surrounding area. For the size and finish of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties 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 under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives the benefits of having gas central heating and double glazing. Being entered through an open porch, the front door leads to the hallway which has stairs to the first floor and a door to the through lounge which includes a lounge/sitting area at the front which has a feature fireplace and a bay window and a separate dining area at the rear of this large room. The kitchen is extremely well fitted with red gloss finished units and has integrated appliances and extensive ranges of wall and base units and from this large open plan area there are French doors leading out to the rear garden. There is also an inner lobby which leads to the ground floor w.c. To the first floor the landing leads to the three double bedrooms, two of which have built-in wardrobes and the luxurious, fully tiled bathroom which has a bath and a separate walk-in shower. Outside there is a walled area at the front and a path runs down the right hand side of the house to the rear where there is a slabbed area and decking from which steps lead to a block edged lawned garden and at the bottom of the garden there is a large summerhouse/storage shed, with the garden being kept private by having fencing to the boundaries.

The property is only a few minutes away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent local schools within walking distance, including The Grange primary and infant school which is literally around the corner from the house, there are 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an arched entrance and Minton tiled flooring leading through a wood panelled front door with arched inset glazed panel and a double glazed panel above to:

### Reception Hall

Laminate flooring and stairs with laminate treads and a hand rail leading to the first floor, cornice to the wall and ceiling, radiator in a housing and a pine door leading to:

### Lounge/Dining Room

24' x 11' overall approx (7.32m x 3.35m overall approx)

### Lounge Area

11' x 11' approx (3.35m x 3.35m approx)

Double glazed bay window with fitted shutters to the front, coal effect gas fire set in an Adam style surround with marble inset and hearth, cornice to the wall and ceiling and central light rose, pine flooring which extends across the whole of the room, feature radiator and a fitted shelf for a TV to one side of the chimney breast.

### Dining Area

11' x 11' approx (3.35m x 3.35m approx)

Archway from the lounge to the dining area which has double glazed windows with fitted shutters to the rear and side, feature radiator, cornice to the wall and ceiling and a central light rose, pine flooring and a pine door leading to the reception hall.

### Rear Hall

There is a half double glazed door leading out to the side of the property from the hall, double storage cupboard and tiled flooring.

### Ground Floor w.c.

Having a low flush w.c., wash hand basin with mixer tap and a tiled splashback and tiling to the floor.

### Dining Kitchen

18' x 9' approx (5.49m x 2.74m approx)

The exclusively fitted dining kitchen has red gloss finished units with brushed stainless steel fittings and stainless steel edged work surfaces and includes a sink with a mixer tap set in an L shaped work surface with drawers, cupboards and an integrated dishwasher and automatic washing machine below, upright shelved pantry cupboard, four ring induction hob set in a work surface with cupboards and drawers beneath, upright integrated fridge/freezer, matching eye level wall cupboards, double oven with a drawer below and cupboard above, tiling to the walls by the work surface areas, recessed lighting to the ceiling, tiled flooring, double glazed window with fitted shutters to the side, radiator in a housing, double glazed French doors with fitted blinds leading out to the decked area at the rear and cornice to the wall and ceiling.

### First Floor Landing

The balustrade continues from the stairs to the landing, original feature pine double cupboard with cupboards over and a drawer below, radiator in a housing, cornice to the wall and ceiling and pine doors leading to bedrooms and bathroom and hatch with ladder leading to the loft.

### Bedroom 1

14' plus wardrobes x 22'10 approx (4.27m plus wardrobes x 6.96m approx)

Two double glazed windows with fitted shutters to the front, double wardrobes with cupboards over to either side of the chimney breast and there is a shelf for a TV between the wardrobes, original feature cast iron fireplace, radiator in a housing, pine flooring and cornice to the wall and ceiling.

### Bedroom 2

11' x 9' approx (3.35m x 2.74m approx)

Double glazed window with fitted shutters to the rear, cornice to the wall and ceiling, feature cast iron fireplace, pine flooring and a radiator in a housing.

### Bedroom 3

15' to 10'10 x 9' approx (4.57m to 3.30m x 2.74m approx)

Double glazed window with fitted shutters to the rear, pine flooring, double wardrobes with cupboard over, radiator in a housing and cornice to the wall and ceiling.

### Bathroom

The luxurious bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and hand held shower, a large walk-in corner shower with a mains flow shower system having a rainwater shower head and hand held shower with a glazed sliding door and protective screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap, drawer below and mirror with a light to the wall above, tiled flooring, two opaque double glazed windows with fitted shutters, chrome ladder towel radiator, recessed lights to the ceiling and an extractor fan.

### Outside

At the front of the property there is a slabbed area with a low level brick wall to the boundary, a gate leads to the path taking you to the front door and to the right of the house there is a gate leading to a path with a second gate providing access to the rear garden.

To the immediate rear of the house there is decking with a balustrade and at the side of the house there is a slabbed area. There are steps leading from the decking to a block edged lawned garden which is kept private by having fencing to the sides and at the bottom of the garden there is a large shed/summerhouse.

### Shed/Summerhouse

14' x 7' approx (4.27m x 2.13m approx)

This large wooden building at the bottom of the garden is divided into two sections which are both 7' x 7' and it provide an excellent storage facility. Power and lighting is provided in both parts of the building and there is a covered veranda area at the front.

### Directions

Proceed out of Long Eaton along Nottingham Road, turning right immediately after the pelican crossing in to Grange Road. The property can be found on the right hand side as identified by our for sale board.  
8274AMMP

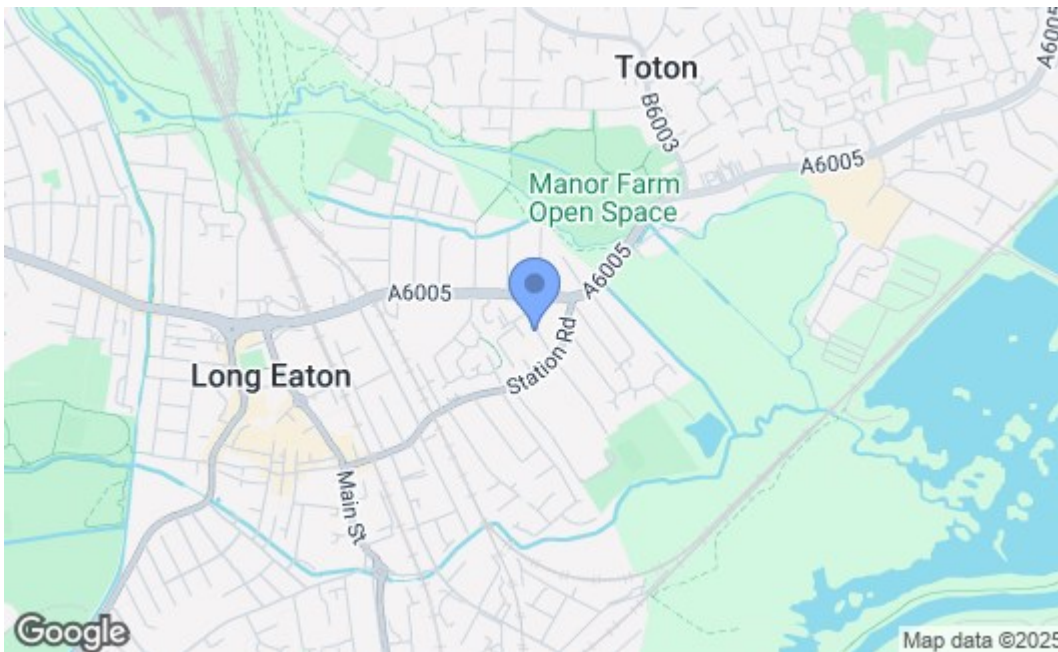
### Council Tax

Erewash Borough Council Band B

### Additional Information

- Electricity – Mains supply
- Water – Mains supply
- Heating – Gas central heating
- Septic Tank – No
- Broadband – BT, Sky, Virgin
- Broadband Speed - Standard 15mbps Superfast 46mbps Ultrafast 1000mbps
- Phone Signal – EE, 02, 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





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