



College Street,  
Long Eaton, Nottingham  
NG10 4GX

**£320,000 Freehold**





A FOUR BEDROOM TRADITIONAL SEMI DETACHED PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND A DETACHED GARAGE.

Robert Ellis are delighted to bring to the market a property that has many original features and being well maintained by the current owners, it is perfect for the growing family, having two reception rooms and an extended kitchen which has a seating area onto the garden. The property is situated on a corner plot and has a detached garage at the rear of the property. An early internal viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and briefly comprises a spacious entrance hall, lounge, dining room, inner lobby and dining kitchen with double doors onto the rear garden. To the first floor there are two double bedrooms, the master having an en-suite and there is also a four piece bathroom with a free standing bath and separate shower. To the second floor there are a further two bedrooms. Outside there is are well maintained gardens to the front, side and rear which are privately enclosed with a traditional brick wall and detached garage can be accessed off Spinney Road situated at the rear of the property.

College Street is found within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, original tiled floor, stairs with balustrade to the first floor, UPVC double glazed stained glass window to the side, radiator and coving to the ceiling.

### Lounge

12'10" x 12'5" approx (3.91m x 3.78m approx)

UPVC double glazed stained glass window with shutters to the front, laminate flooring, coving to ceiling, ceiling rose, picture rail, open fire with mantle and a radiator.

### Dining Room

14'6" into bay x 13'5" approx (4.42m into bay x 4.09m approx)

UPVC double glazed bay window with stained glass windows to the side and internal shutters, dado rail, radiator, half panelled walls, coving to the ceiling, TV and telephone points and door to:

### Inner Lobby

Tiled floor, integrated fridge freezer, built-in storage and composite rear exit door.

### Kitchen

11'11" x 7'11" approx (3.63m x 2.41m approx)

Having a range of wall, base and drawer units with work surfaces over, 1½ bowl sink and drainer unit with mixer tap, tiled walls and splashbacks, integrated dishwasher and washing machine, integrated double oven, electric hob and extractor hood over, tiled floor, breakfast bar, UPVC double glazed window to the side and open to:

### Sitting Area

12'4" x 10' approx (3.76m x 3.05m approx)

Tiled floor, radiator, UPVC double glazed windows and double doors to the rear, TV point and radiator.

### First Floor Landing

With door to second floor landing and doors to:

### Bedroom 1

13'7" x 12'6" approx (4.14m x 3.81m approx)

UPVC double glazed window to the front with stained glass windows and internal shutters, radiator, laminate flooring, picture rail and a UPVC double glazed stained glass window to the side.

### En-Suite

With double glazed window to the side, single shower cubicle, low level w.c., vanity wash hand basin, tiled flooring, fully tiled walls and chrome heated towel rail.

### Bedroom 2

12'2" x 9'5" approx (3.71m x 2.87m approx)

UPVC double glazed window to the side, radiator, fitted storage cupboard.

### Bathroom

A four piece suite comprising free standing bath, low flush w.c., pedestal wash hand basin, walk-in shower with sliding glass doors and shower from the mains, fully tiled walls and splashbacks, UPVC double glazed window to the rear, recessed lighting, tiled floor, radiator and heated towel rail.

### Separate w.c.

Low flush w.c., UPVC double glazed window to the side and coving to the ceiling.

### Second Floor

### Bedroom 3

12'2" x 11'10" approx (3.71m x 3.61m approx)

Laminate flooring, storage to the eaves, UPVC double glazed window to the side, radiator and recessed lighting.

### Bedroom 4

12'3" x 6'9" approx (3.73m x 2.06m approx)

Velux window to the side, laminate flooring.

### Outside

The front entrance door is accessed off Spinney Road with a pathway leading to the door and down to the right hand side to the front elevation where there is a small garden with mature shrubs and trees, all privately enclosed with a brick wall. There is a second gate to the side elevation which leads to the rear of the property where the garden is low maintenance with Indian Sandstone patio area, door to the garage, outside tap and power points. The rear garden is privately enclosed with wall boundaries.

### Double Garage

17'3" x 15'9" approx (5.26m x 4.80m approx)

The garage is accessed off Spinney Road and has an electric roller shutter door, double glazed window to the side, double glazed door to the side, power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and the property can be found some way down on the right hand side.

8310AMCO

### 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 12mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

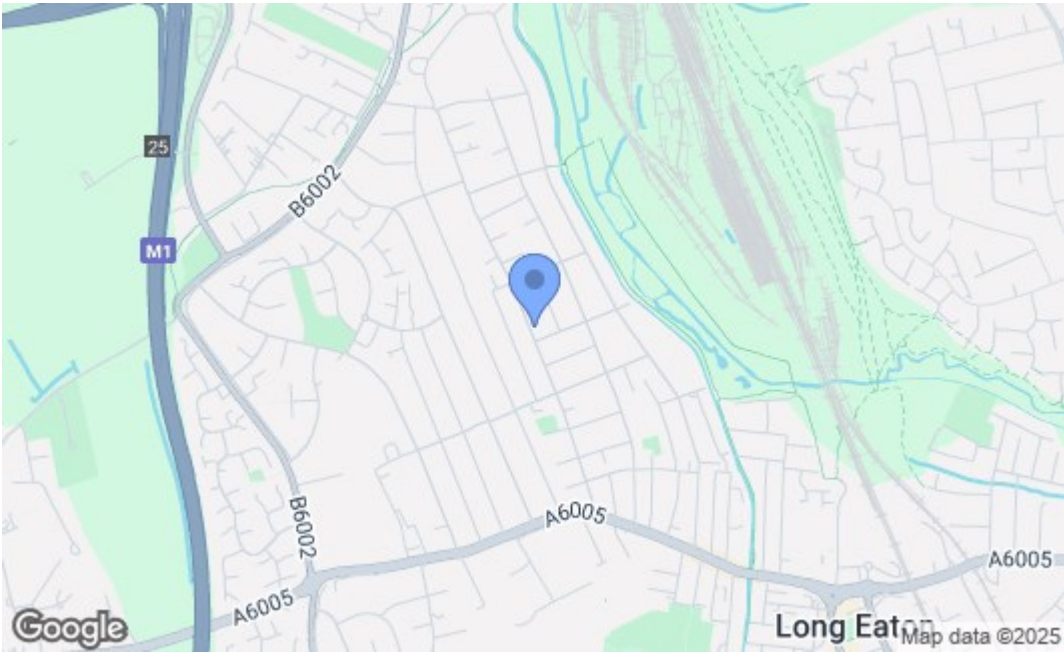
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.