



Leicester Street,  
Long Eaton, Nottingham  
NG10 1FJ

**£249,995 Freehold**



THIS IS A TRADITIONAL THREE BEDROOM BAY FRONTED SEMI DETACHED HOME POSITIONED ON A LARGE CORNER PLOT IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Being located on Leicester Street which is a very popular cul-de-sac on the outskirts of Long Eaton, this traditional bay fronted house offers a lovely property which will suit a whole range of buyers from people buying their first property through to families who are looking for a three bedroom house which is close to excellent local schools and other amenities and facilities. For the size and layout of the accommodation and privacy of the large rear garden 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 under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. The accommodation includes an enclosed porch leading through an internal door to the reception hall, from which stairs lead to the first floor and there are doors to the lounge which is positioned at the front of the house, a separate dining/sitting room and the kitchen which is fitted with wall and base units and has integrated cooking appliances. To the first floor the landing has solid wood panelled doors leading to the three bedrooms and the bath/shower room which has a corner walk-in shower with a mains flow shower system. Outside there is an adjoining garage to the right hand side of the property, a drive and slate chipped garden to the front with walls to the front and side boundaries and at the rear there is a good size garden which has patios, an astro turf lawned area and decking at the bottom with the garden being kept private with fencing to the three boundaries. There is also a gate leading out to the side where there is on the road parking for several vehicles which is a further benefit to the property.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages within walking distance of the property and the excellent transport links include junctions 24 and 25 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

Enclosed porch having an opaque double glazed door with matching panels to either side and above and an opaque glazed door with glazed panels to the side and above leading to:

### Reception Hall

Stairs to the first floor with balustrade and a cupboard under which houses the electricity meter and electric consumer unit, radiator and laminate flooring.

### Lounge/Sitting Room

11'4 plus bay x 10'9 approx (3.45m plus bay x 3.28m approx)  
Double glazed box bay window with fitted blinds to the front, Adam style fire surround with an inset and hearth, radiator and a picture rail to the walls.

### Dining/Sitting Room

10'6 x 10'6 to 9'9 approx (3.20m x 3.20m to 2.97m approx)  
Double glazed window to the rear, radiator, laminate flooring and cornice to the wall and ceiling.

### Kitchen

13'7 x 8'5 to 6'8 approx (4.14m x 2.57m to 2.03m approx)  
The L shaped kitchen has a stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with cupboards and space for an automatic washing machine below, double oven with cupboards above and below, further work surface with drawers and spaces for a dishwasher and tumble dryer beneath, matching eye level wall cupboards, double glazed windows to the rear and side, half opaque double glazed door leading out to the rear garden, walls fully tiled, radiator and space for an upright fridge/freezer.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to the loft, solid wood doors leading to the bedrooms and bathroom and an opaque double glazed window to the side.

### Bedroom 1

11'10 plus bay x 9'8 plus wardrobes approx (3.61m plus bay x 2.95m plus wardrobes approx)  
Double glazed box bay window to the front and a radiator.

### Bedroom 2

10'9 x 10'6 approx (3.28m x 3.20m approx)  
Double glazed window to the rear, radiator and a Baxi wall mounted boiler to one corner of the bedroom.

### Bedroom 3

7'9 x 6'6 approx (2.36m x 1.98m approx)  
Double glazed window to the front and a radiator.

### Bathroom

The bathroom has a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, boarding to two walls and curved glazed doors and protective screens, pedestal wash hand basin and low flush w.c., fully tiled walls, chrome ladder towel radiator, opaque double glazed window, extractor fan and Dimplex wall mounted fan heater.

### Outside

At the front of the property there is a slate chipped bed in front of the house with a wall to the front and side boundaries and double wrought iron gates lead onto the driveway in front of the garage.

At the rear there is a patio with a path leading to a second patio at the rear of the house, there is an astroturf lawn, a large decked area to the bottom right hand corner of the garden, there is a shed and the garden is kept private having fencing to the boundaries and there is a gate leading out to the road at the side which provides on road parking next to the house. There is an outside tap and power points provided via an extension cable.

### Garage

19'8 x 10'7 approx (5.99m x 3.23m approx)  
There is a concrete sectional garage situated to the right hand side of the house with a roller door at the front, a personal door and window to the rear and power and lighting is provided in the garage.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island take the fourth turning into Oakleys Road, left into Leicester Street and the property can be found as identified by our for sale board.

8361AMMP

### 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 75mbps Ultrafast 1000mbps  
Phone Signal – 02, Three, EE, 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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.