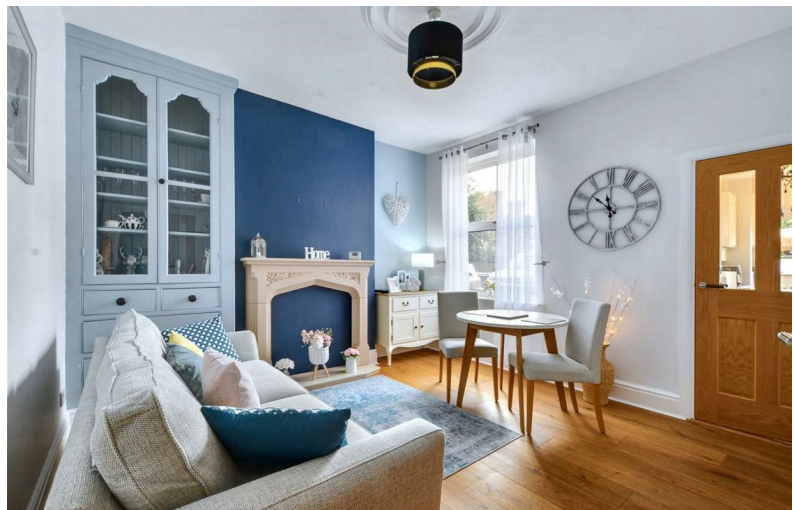


Robert Ellis

look no further...



Cranmer Street,
Long Eaton, Nottingham
NG10 1NJ

Price Guide £220-225,000
Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A THREE BEDROOM, TASTEFULLY FINISHED VICTORIAN SEMI DETACHED HOUSE WHICH IS ONLY A FEW MINUTES WALK AWAY FROM ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE.

Being located on Cranmer Street, this spacious three bedroom traditional semi detached property provides a lovely home which is well placed for the many amenities and facilities provided by Long Eaton and the surrounding area. The property has been tastefully finished throughout and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. Since owning the property the current owner has decorated the house throughout and had new floor coverings laid in certain areas, all of which have helped to improve the look and feel of the property, which is something people will see when they view.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives all the benefits of having gas central heating and double glazing. Being entered through an open porch and a stylish panelled composite front door, the accommodation includes a reception hall which has the original Minton tiled flooring and stairs leading to the first floor and oak doors with inset glazed panels leading to the lounge which is positioned at the front of the house and a separate dining/sitting room which leads into the exclusively fitted kitchen which has cream gloss soft closing handle-less units, several integrated appliances and there are double opening, double glazed French doors leading from the kitchen to the rear garden and a further external door leading out to the side. To the first floor the landing leads to the three bedrooms with the main bedroom being positioned at the front and this room has shutters to the front windows and wardrobes to either side of the chimney breast and the bathroom is fitted with a white suite including a claw foot style bath with a mains flow shower over. Outside there is the shared driveway to the left of the property which provides access to a car standing area at the rear and the detached brick garage and at the rear of the house there is a decked garden area with walls and fencing to the boundaries.

The property is within walking distance of the town centre 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 as well as the Clifford Gym in the town centre, there are 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

Open porch with a Minton tiled floor and a stylish composite panelled front door with a double glazed panel above which has the house number inset leading to:

Reception Hall

Stairs with hand rail and carpeted flooring leading to the first floor, Minton tiled flooring, feature radiator and oak doors with two inset glazed panels leading to:

Lounge

12'7 x 12'2 approx (3.84m x 3.71m approx)

Double glazed window with fitted shutters to the front, open fireplace set in a chimney breast with a granite hearth, engineered oak flooring, feature radiator, cornice to the wall and ceiling and picture rail to the walls.

Dining/Sitting Room

13' x 12'4 approx (3.96m x 3.76m approx)

Double glazed window to the rear, feature Minton tiled fireplace with hearth, original shelved display cabinet to the left hand side of the chimney breasts with double opening glazed doors and drawers below, oak flooring, feature radiator and central light rose.

Kitchen

16'1 x 8'10 approx (4.90m x 2.69m approx)

The exclusively fitted kitchen has cream gloss handle-less soft closing units and includes a 1½ bowl sink and mixer tap set in a work surface with an integrated dishwasher, cupboards and spaces for both an automatic washing machine and tumble dryer below, four ring gas hob set in a second work surface with cupboards and drawers beneath, oven and a microwave oven with cupboards above and below, integrated upright fridge/freezer, hood and back plate to the cooking area, feature vertical radiator, double glazed window to the side, composite panelled door to the side of the property, double opening, double glazed French doors leading out to the rear garden, Vaillant boiler housed in a matching eye level wall cupboard, Karndean style flooring and an oak panelled door leading to the understairs storage cupboard where the electricity meter and electric consumer unit are housed.

First Floor Landing

There is a balustrade from the stairs onto the landing which has carpeted flooring and oak panelled doors leading to:

Bedroom 1

16'2 incl wardrobes x 12'10 approx (4.93m incl wardrobes x 3.91m approx)

Two double glazed windows with fitted shutters to the front, original feature cast iron fireplace, built-in wardrobes to either side of the chimney breast and carpeted flooring.

Bedroom 2

12'9 x 10'3 approx (3.89m x 3.12m approx)

Double glazed window to the rear, radiator, original feature cast iron fireplace and carpeted flooring.

Bedroom 3

10'4 x 5'9 approx (3.15m x 1.75m approx)

Double glazed window to the side, a radiator and carpeted flooring.

Bathroom

The luxurious bathroom has a white three piece suite and includes a claw foot bath with a mixer tap and shower over which has a rainwater shower head and hand held shower and a protective glazed screen, low flush w.c. and hand basin with a double cupboard under, feature radiator with a chrome towel rail over, opaque double glazed window with fitted shutters, Karndean style flooring, extractor fan and a door with two inset glazed panels leading to the landing.

Outside

To the left hand side of the property there is a shared driveway which provides access to a car standing/concrete area at the rear of the house where there is also the detached garage.

At the rear of the property there is a decked garden area which has a wall to the rear, a fence and wall to the right hand side and the brickwork of the garage to the left, there is an outside tap and an outside light provided.

Garage

17' x 9' approx (5.18m x 2.74m approx)

The brick built garage has an up and over door to the front.

Directions

Proceed out of Long Eaton along Derby Road and Cranmer Street can be found as the first turning on the right hand side.
8463AMMP

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

Broadband Speed - Standard 16mbps Superfast 35mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

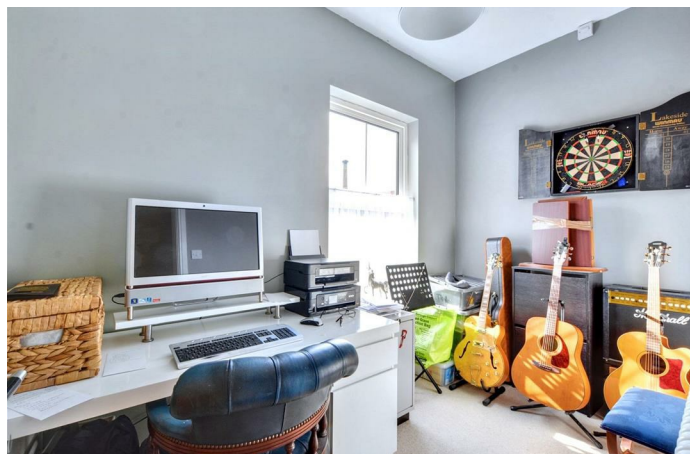
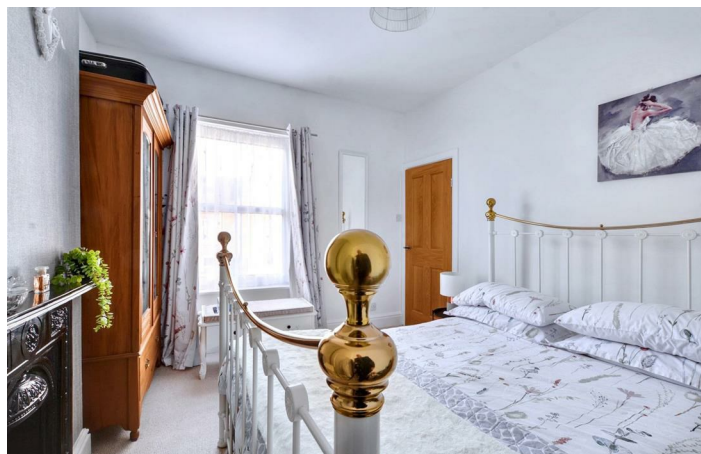
Flood Risk – No, surface water low

Flood Defenses – No

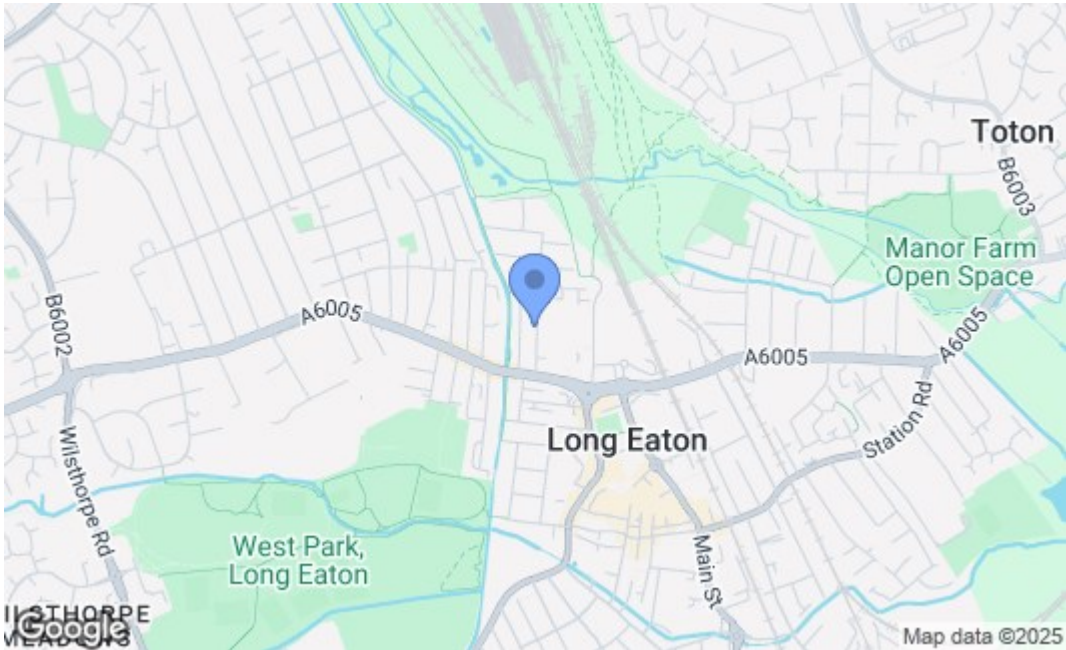
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.