

# Robert Ellis

*look no further...*



Nottingham Road,  
Long Eaton, Nottingham  
NG10 2BZ

**£350,000 Freehold**

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/robertellisestateagent



@robertellisea



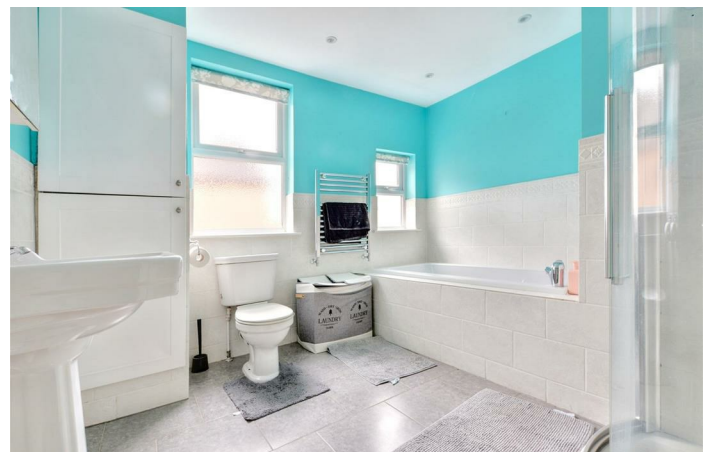


A SUBSTANTIAL EDWARDIAN WELL PRESENTED FIVE BEDROOM TRADITIONAL SEMI-DETACHED PROPERTY BURSTING WITH PERIOD FEATURES WITH DRIVEWAY AND ENCLOSED REAR GARDEN!

Robert Ellis are delighted to bring to the market this quirky and attractive spacious traditional semi-detached home located close to Long Eaton town centre and all the amenities the area has to offer. This traditional home offers spacious living accommodation with two reception rooms, five bedrooms, an en-suite to master and five-piece family bathroom. In addition to the well-appointed and spacious accommodation, the property also offers a wealth of character and charm with many original features still remaining including wood panelling, cast iron open fireplaces and ceiling cornices. Robert Ellis highly advises an internal viewing to appreciate this delightful family home, call our office today to arrange your appointment.

This very well-presented traditional home was constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief, the spacious accommodation comprises of large entrance hallway with herringbone flooring, bay fronted living room with shutters with an original fireplace. There is a spacious breakfast kitchen which benefits from integral appliances this leads to the utility room and ground floor W/C. To the rear, there is a large dining room room with feature bay French doors leading to the rear enclosed garden. On the first floor, there are three double bedrooms with an en-suite bathroom to the master bedroom and a family bathroom and on the second floor, there is the two further bedrooms. Outside the attractive frontage provides a driveway offering car standing for two vehicles and to the rear, there is a landscaped style garden with the lawn and patio areas ideal for al-fresco living!

The property is within a few minutes walking distance of the Asda, Lidl, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools, there are health care and sports facilities and excellent transport links include J25 of the M1, Long Eaton and Beeston Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.





### Porch

4'7" x 3'0" approx (1.42m x 0.92m approx)

Original panelled door with inset stained glass to the front and side with original Minton tiled flooring and a door into:

### Entrance Hallway

31'2" x 5'2" approx (9.5m x 1.6m approx)

Stained glass original panelled door, chevron wood flooring, doors into the lounge and kitchen, coving to the ceiling, wall mounted double radiator, two ceiling lights, stairs to the first floor with a panelled staircase and attractive balustrade and a door to understairs storage cupboard.

### Lounge

13'8" x 15'2" approx (4.17m x 4.64m approx)

Double glazed bay window and second double glazed window, both with fitted shutters to the front, carpeted flooring, two wall mounted radiators, coving to the ceiling, original fireplace and tiled hearth.

### Kitchen

11'4" x 11'8" approx (3.46m x 3.56m approx)

Obscure double glazed window to the side, double glazed window to the rear, tiled flooring, ceiling light, sliding door with inset glazed panel, door to the utility, wall mounted radiator, wooden style wall, base and drawer units to three walls with laminate roll edged work surface over, four ring electric hob, built-in oven, extractor fan, space for a dishwasher and fridge freezer, inset stainless steel sink and drainer.

### Utility Room

10'0" x 6'5" approx (3.05m x 1.98m approx)

Double glazed door to the rear with inset obscure glazed panel, double glazed window to the side, tiled flooring, wall and base units with a stainless steel sink and drainer, space and plumbing for a washing machine, space for a tumble dryer, large pantry cupboard, ceiling light and wall mounted radiator. Door to:

### Cloaks/w.c.

3'0" x 6'6" approx (0.92m x 2m approx)

Half tiled walls, low flush w.c., wash hand basin, extractor fan and ceiling spotlights.

### Dining Room

13'3" x 13'3" approx (4.05m x 4.05m approx)

Double glazed French doors to the rear garden with windows either side, carpeted flooring, wall mounted double radiator, ceiling light and ceiling rose, coving to the ceiling, gas fireplace and attractive original surround.

### First Floor Landing

6'6" x 22'7" approx (2m x 6.9m approx)

Carpeted flooring, radiator, loft access hatch, stained glass window into the ceiling, large airing/storage cupboard and doors to:

### Bedroom 1

16'0" x 13'6" approx (4.89m x 4.14m approx)

Double glazed bay window and second double glazed window, both with shutters to the front, coving to the ceiling, picture rail, ceiling light, carpeted flooring, large built-in sliding floor to ceiling wardrobes with shelving and hanging rails, door to:

### En-Suite

4'7" x 6'5" approx (1.42m x 1.97m approx)

Double glazed window to the front, tiled flooring, low flush w.c. and wash hand basin housed in a vanity cupboard, large walk-in shower with mains fed shower above and sliding glass door.

### Bedroom 2

12'9" x 13'1" approx (3.9m x 4m approx)

Double glazed windows to the rear, carpeted flooring, dado rail, wall mounted radiator and ceiling light.

### Bedroom 3

11'5" x 11'8" approx (3.49m x 3.57m approx)

Double glazed window to the rear, carpeted flooring, panelled wall, ceiling light and wall mounted radiator.

### Bathroom

Obscure double glazed windows to the side and rear, four piece suite comprising of a large inset bath, enclosed corner shower, low flush w.c., pedestal wash hand basin, wall mounted double radiator, ceiling spotlights and extractor fan.

### Second Floor Landing

7'7" x 6'5" approx (2.31m x 1.96m approx)

Velux wood window, carpeted flooring and ceiling light.

### Bedroom 4

15'2" x 11'6" approx (4.62m x 3.51m approx)

Double glazed window to the front, carpeted flooring, wooden Velux ceiling light.

### Bedroom 5

7'8" x 7'7" approx (2.34m x 2.31m approx)

Laminate flooring and ceiling light.

### Outside

There is a driveway to the front providing off road parking for two vehicles.

To the rear there is a garden fully enclosed by fencing and brick walls, patio area, lawned garden with mature shrubs and trees and a garden shed.

### Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found on the right hand side.

8605AMJG

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 56mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	78
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		
(55-68) D		
(39-54) E		
(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.