

Robert Ellis

look no further...



King Street,
Long Eaton, Nottingham
NG10 4LJ

£169,995 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A TWO DOUBLE BEDROOM MID PROPERTY SITUATED CLOSE TO WEST PARK AND ALSO BEING ONLY A FEW MINTUES WALK AWAY FROM LONG EATON TOWN CENTRE.

Being located on King Street, this two bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property to those who might be downsizing and looking for a home which is conveniently located to the many amenities and facilities provided by Long Eaton and the surrounding area.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the house includes a reception hall with stairs leading to the first floor and doors to the lounge which is positioned at the front of the house and to the dining kitchen which has extensive ranges of work surfaces with wall and base cupboards, a double opening pantry style storage unit and there are several integrated appliances, an understairs storage cupboard and a most useful separate utility/laundry room. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite with the bath having a mixer tap and hand held shower. Outside there is a brick store at the rear of the property and the main garden has a lawn, a slabbed patio and fencing to the left hand boundary and a wall to the rear.

The property is only a few minutes walk away from the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, one of the main entrances to West Park is at the bottom of the road and this provides a lovely place to walk and enjoy the facilities provided by West Park and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with an inset arched opaque glazed panel and an opaque double glazed panel above leading to:

Reception Hall

Stairs with hand rail leading to the first floor, laminate flooring and cornice to the wall and ceiling.

Lounge

11'2 x 10'4 approx (3.40m x 3.15m approx)

The lounge is positioned at the front of the property and has a double glazed window with a blind to the front, Adam style fireplace with an inset and hearth, radiator, cornice to the wall and ceiling, two wall lights and laminate flooring.

Dining Kitchen

13'9 x 12'2 approx (4.19m x 3.71m approx)

The kitchen is fitted with cream gloss units having brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface which has a breakfast bar to one side and has cupboards, an integrated fridge and freezer and drawers below, five ring gas hob set in a work surface with cupboards below, matching eye level wall cupboards and display cabinets, double upright shelved pantry cupboard, hood and back plate to the cooking area, double glazed window to the rear, radiator, tiled flooring, cornice to the wall and ceiling and an understairs storage cupboard where the electricity meter and electric consumer unit are housed.

Utility/Laundry Room

8'6 x 7'1 approx (2.59m x 2.16m approx)

The utility/laundry room has matching units to the kitchen and includes a stainless steel sink with a mixer tap set in an L shaped work surface with drawers, cupboards and spaces for an automatic washing machine and tumble dryer below, double glazed window to the side, half double glazed door leading out to the rear garden and cornice to the wall and ceiling.

First Floor Landing

The landing has a hatch to the loft and doors leading to:

Bedroom 1

13'8 x 11'2 approx (4.17m x 3.40m approx)

Double glazed window to the front and a radiator.

Bedroom 2

15'3 to 12'3 x 9'9 approx (4.65m to 3.73m x 2.97m approx)

Double glazed window to the rear, radiator and a recess for a wardrobe.

Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap/hand held shower and tiling to two walls, low flush w.c. and a pedestal wash hand basin with a tiled splashback and mirror with a glazed shelf to the wall above, radiator, opaque double glazed window and a Worcester Bosch boiler housed in a fitted unit.

Outside

The main garden area is at the rear of the house and there is a concrete area at the side of the property with a step leading onto a lawned garden and at the bottom of the garden there is a slabbed patio with a fence to the left and a wall to the rear.

Brick Store

At the rear of the property there is a brick store.

Directions

Proceed out of Long Eaton along Derby Road and turn fourth right into King Street.

8694AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

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		
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.