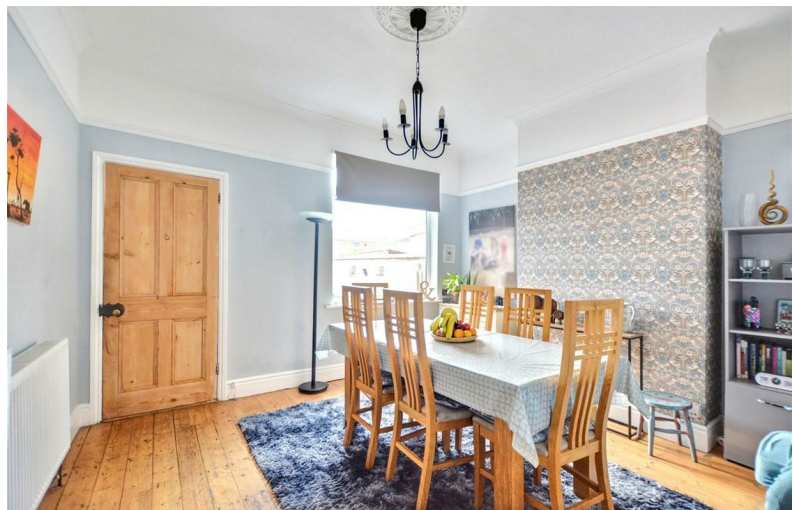


# Robert Ellis

*look no further...*



College Street,  
Long Eaton, Nottingham  
NG10 4NN

**Price Guide £259,995-£269,995**

**Freehold**

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THIS IS A SPACIOUS FOUR BEDROOM VICTORIAN SEMI DETACHED HOUSE BENEFITING FROM AN AIR SOURCE HEATING SYSTEM AND HAVING A PRIVATE GARDEN TO THE REAR, WHICH IS OVER 150FT IN LENGTH.

Being located on College Street, this substantial four bedroom property provides a lovely home which will suit a whole range of buyers who would like a good size private garden to the rear. For the size and layout of the accommodation and length of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is also close to the centre of Long Eaton and therefore to the many amenities and facilities provided by the area which includes excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property stands back from the road with a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The spacious and tastefully finished accommodation derives the benefits of having an air source pump heating system and double glazing and includes an open porch, reception hallway with Minton tiled flooring, lounge having a bay window with fitted shutters to the front and a feature fireplace, a separate dining/sitting room, the kitchen is fitted with painted Shaker style units and has shelving to one wall and there is a pantry off the kitchen which provides an excellent storage facility. To the first floor the landing leads to the four bedrooms and the bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is the walled area at the front, a path runs down the right hand side to the rear where the garden which is over 150ft in length and has various patio/seating areas, lawns with fencing to the sides and at the rear of the house there is a brick store, an outside w.c., a garden room and a room which houses the air source pump heating system.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 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 an arched entrance and Minton tiled floor leading through a wooden panelled front door with two inset leaded stained glass panels and a leaded stained glass panel above to:

## Reception Hall

Stairs with hand rail leading to the first floor, Minton style flooring, cornice to the wall and ceiling, archway, picture rail to the walls, cloaks hanging and pine panelled doors leading to the lounge and dining room.

## Lounge

13'1 plus bay x 12'3 approx (3.99m plus bay x 3.73m approx)

Double glazed bay window with fitted shutters to the front, coal effect gas fire (not tested) set in a feature tiled inset with an Adam style surround and tiled hearth, fitted shelving to either side of the chimney breast, triple radiator, pine flooring, cornice to the wall and ceiling, picture rail to the walls, the electricity meter and electric consumer unit is fitted in a cupboard and the gas meter is fitted in a second cupboard.

## Dining Room

13'4 x 13' approx (4.06m x 3.96m approx)

Double glazed window to the rear, pine flooring, radiator, picture rail to the walls, cornice to the wall and ceiling and a pine door leading into:

## Kitchen

11'11 x 8'11 approx (3.63m x 2.72m approx)

The kitchen is fitted with blue painted units having brushed stainless steel fittings and includes a circular sink and drainer and a mixer tap set in a work surface which extends to two sides and has space for an automatic washing machine, cupboards and drawers below, shelving to one wall, space for a cooking Range with a hood over, space for a fridge freezer, tiled walls to the work surface areas and tiled flooring, double glazed window to the side and half double glazed door with a cat flap leading out to the rear garden and a radiator.

## Pantry

Off the kitchen there is a walk-in pantry with shelving to one wall and having a light

## First Floor Landing

The balustrade continues from the stairs onto the landing, double fitted pine wardrobe/cupboard, radiator, picture rail to the walls, recessed lighting to the ceiling and pine panelled doors leading to:

## Bedroom 1

13'2 x 9'2 approx (4.01m x 2.79m approx)

Double glazed window with a fitted blind to the front, triple radiator, double wardrobes to either side of the bed position with cupboards over and power point for a wall mounted TV.

## Bedroom 2

13'2 x 9'1 plus wardrobes approx (4.01m x 2.77m plus wardrobes approx)

Double glazed window with fitted blind to the rear, two double wardrobes with cupboards over, radiator, cornice to the wall and ceiling and power point for a wall mounted TV.

## Bedroom 3

10'2 to 7'1 x 8'6 approx (3.10m to 2.16m x 2.59m approx)

Double glazed window with fitted blind to the rear, radiator and cornice to the wall and ceiling.

## Bedroom 4

13'2 to 9'10 x 5'5 approx (4.01m to 3.00m x 1.65m approx)

Double glazed window with a fitted blind to the front, radiator and there is a study recess within the bedroom.

## Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over having a rainwater shower and hand held shower, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and double cupboard under, a tiled splashback and a mirror to the wall above, low flush w.c., opaque double glazed window with fitted blind, tiled flooring and a chrome ladder towel radiator.

## Outside

At the front of the property there is a walled area and gates lead to paths which take

you to the front door and via the right hand side of the property to the rear garden.

The rear garden is a special feature of this lovely home and is over 150ft in length. To the side of the property there is a slabbed seating area with a pebbled bed to the side which is somewhere to place pots to provide colour to this part of the garden, there is a gate at the side which takes you to a path which runs down the front of the house, a wall to the right boundary and an outside tap and light are provided.

To the right hand side of the garden there is a long decked area with three different seating/dining areas, a further slabbed patio where the fans for the heating system are positioned behind the garden room, a path leads to the bottom of the garden, there is a barked seating/barbeque area with a rockier bed to the side and good quality fencing to both the side boundaries. There is a cherry tree in the middle of the garden and two wooden sheds toward the bottom with a stone seat in front and the path continues behind the sheds where there is a further lawn with fencing to the side and at the bottom of the plot there is a wild garden area with a wall to the rear boundary.

## Brick Store

9'3 x 7'6 approx (2.82m x 2.29m approx)

There is an integral brick store which could be incorporated into the kitchen if preferred by a new owner.

## Outside w.c.

Having a white low flush w.c., wall mounted hand basin and a light.

## Utility Cupboard

This is where the air source heat pump is positioned.

## Sun Room

8'9 x 8'3 approx (2.67m x 2.51m approx)

Windows to two sides and power and lighting is provided in the sun room.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street.  
8725AMMP

## 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 14mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

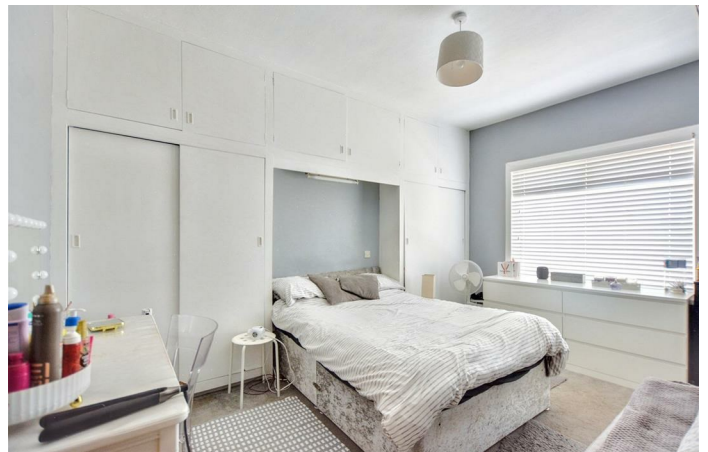
Flood Risk – No flooding in the past 5 years

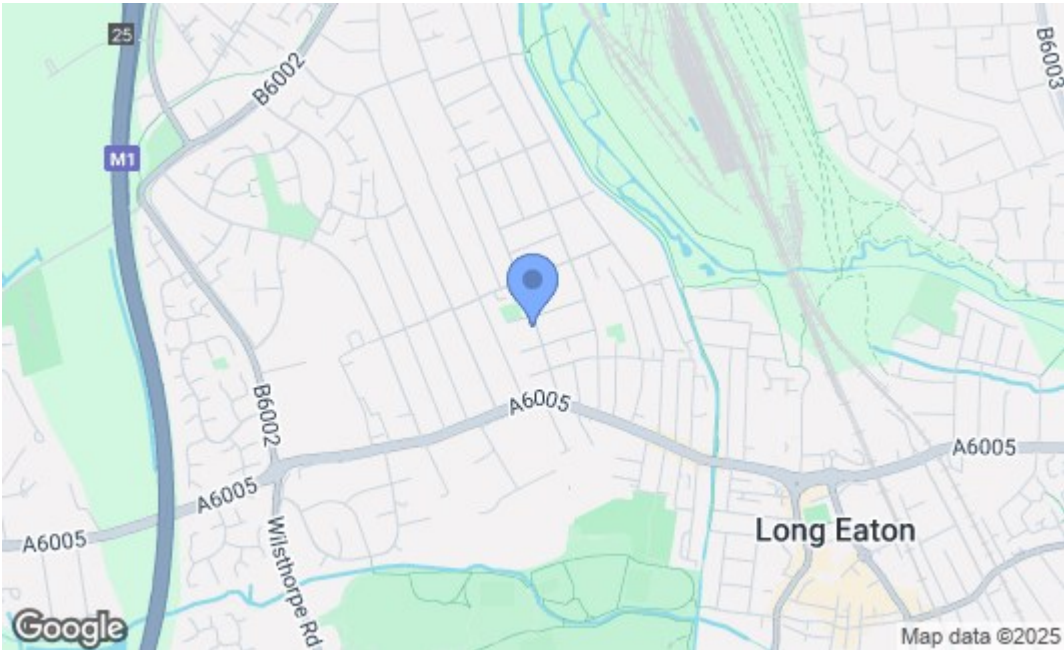
Flood Defenses – No

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		79
(55-68) D		
(39-54) E	47	
(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		
(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.