

# Robert Ellis

*look no further...*



Stanley Street,  
Long Eaton, Nottingham  
NG10 1EY

**£200,000 Freehold**

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A SUPERB MODERN BAY FRONT TWO BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON WITH NEW KITCHEN, MULTI FUEL BURNER AND LARGE REAR GARDEN

Robert Ellis are delighted to bring to the market this very well presented, two bedroom semi detached property situated within walking distance of the high street and benefiting from a large driveway providing ample off road parking for at least three cars. With a new Shaker style kitchen featuring a Rangemaster and large conservatory, the property will ideally suit the first time buyer, growing family, buy to let investor or someone looking to downsize. Being well maintained by the current owner, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property benefits from double glazing and electric heating and in brief comprises of a light and airy bay-fronted living room with stairs to the first floor and a brand new fully-fitted breakfast kitchen to the rear and large conservatory for extra living space. To the first floor there are two double bedrooms and the bathroom. The attractive property is set back from the road and has a garden to the front with off road parking to the side and a privately enclosed large rear garden, with spacious block-paved patio area leading to a fenced lawn area with lots of shrubs, acers, trees which is sure to be a gardeners' delight!

The property is within easy walking distance of Long Eaton town centre where there are Asda, Tesco and Aldi superstores as well as many other retail outlets, there are excellent local schools within easy reach, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there is the well regarded Clifford Gym in the centre of Long Eaton and 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.





### Lounge

Wooden stained glass front door with a wooden box bay window to the front, ceiling light, two wall lights, coving, two electric heaters, multi fuel log burner with a slate hearth, TV point, door to the understairs storage cupboard.

### Kitchen

9'4 x 11'3 approx (2.84m x 3.43m approx)

A brand new fitted kitchen with LED ceiling spotlights, wooden windows to the conservatory, tiled floor, powder blue Shaker style wall, drawer and base units with gold handles, cream RangeMaster with five ring electric hob and matching modern extractor above, space for a washing machine and tumble dryer, built-in new fridge and freezer with an inset Belfast sink with gold swan neck mixer tap, marble effect work surfaces and matching splashbacks and large pantry cupboard. Doors to:

### Conservatory

11'2 x 12'6 approx (3.40m x 3.81m approx)

UPVC double glazed construction with original tiled parquet style flooring, ceiling light and doors to the rear garden.

### First Floor Landing

5'5 x 6'7 approx (1.65m x 2.01m approx)

The landing has carpeted flooring, ceiling light, access hatch to the loft which is fully boarded and has light and power and doors to:

### Bedroom 1

9'5 x 11'4 approx (2.87m x 3.45m approx)

Wooden double glazed window to the front, carpeted flooring, ceiling light, electric heater, built-in wardrobes and over bed storage with a large additional built-in storage cupboard.

### Bedroom 2

6'5 x 10'9 approx (1.96m x 3.28m approx)

Wooden double glazed window to the rear, laminate flooring, electric storage heater, ceiling light and coving.

### Bathroom

6'4 x 11'4 approx (1.93m x 3.45m approx)

Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, extractor, wall heater, low flush w.c., pedestal wash hand basin with waterfall mixer tap and panelled bath with waterfall tap and electric shower over and glazed screen, tiled walls and floor.

### Outside

The property sits back from the road and has a block paved frontage behind a wall with established shrubs and there is a tarmac driveway to the right leading through wooden gates to the rear garden.

To the rear there is a large block paved area with a shed which is fully enclosed with fencing and a brick wall, ideal for a patio area. There is also fencing leading to a large lawn with plenty of established shrubs, acers and trees, making it a beautiful garden.

### Directions

Proceed out of Long Eaton along Tamworth Road. Turn left just past the library into Lower Brook Street. Turn left into Stanley Street and the property can be found on the left.

8707AMJG

### 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, EE, Vodafone

Sewage – Mains supply

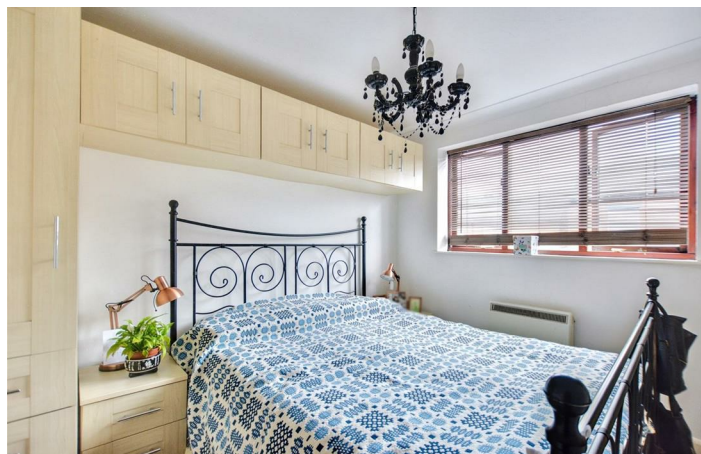
Flood Risk – No flooding in the past 5 years

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		
(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 <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.