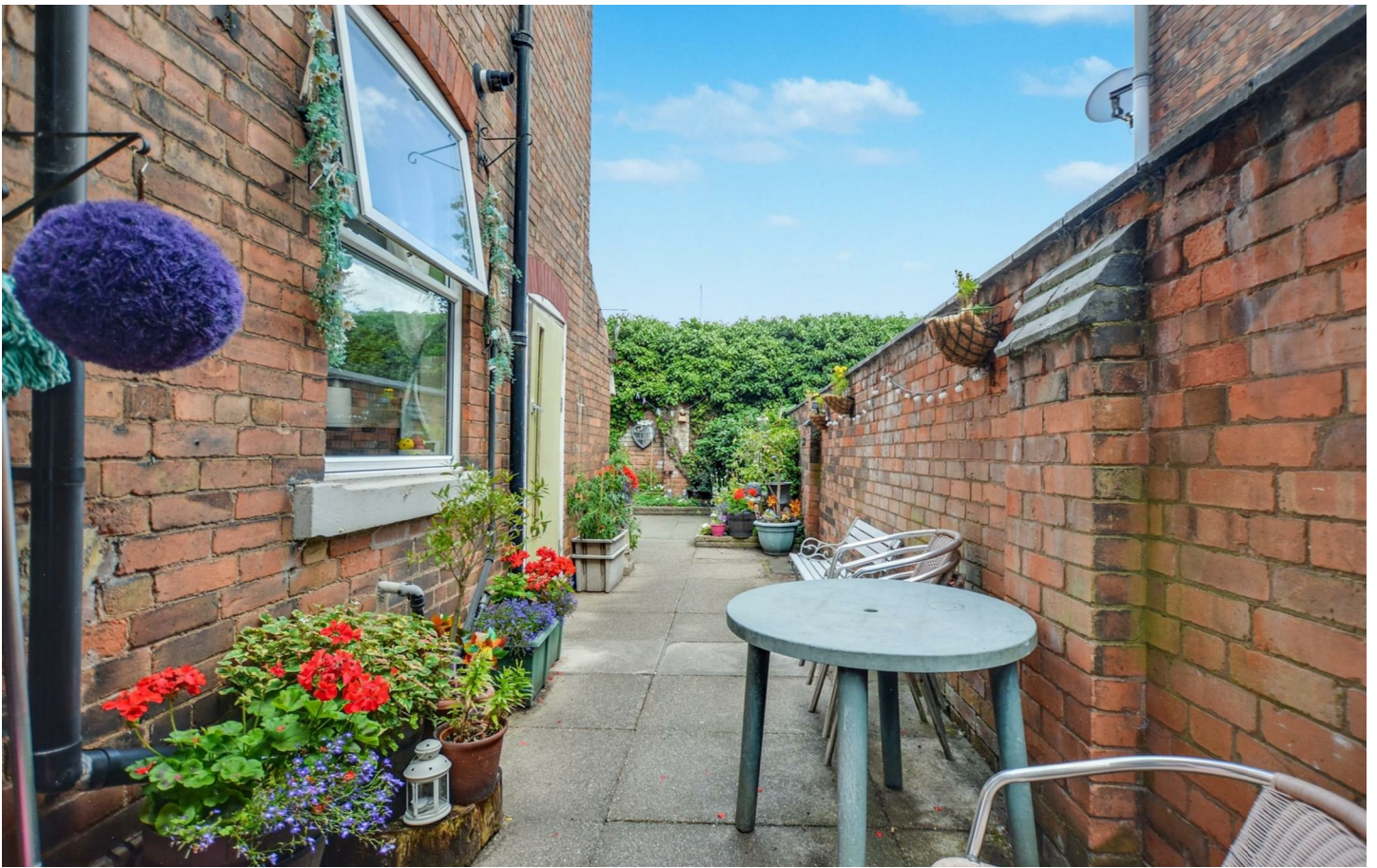




Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NL

**Price Guide £225-235,000**  
**Freehold**



AN EXTREMELY SPACIOUS TRADITIONAL SEMI DETACHED HOME WHICH IS LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE. VIEWING COMES HIGHLY RECOMMENDED.

Robert Ellis are pleased to bring to the market this deceptively spacious **THREE DOUBLE BEDROOM** semi detached home which is situated in the heart of Long Eaton within easy walking distance of all the shops, amenities, transport links and supermarkets that Long Eaton has to offer. The property provides accommodation that is situated over two floors with 9ft high ceilings and plenty of period features and we feel this property will suit a wide range of potential purchasers including a growing family in search of a property in a central location and offering spacious accommodation throughout, or those in search of a multi occupancy buy to let property. Call the office today to arrange your viewing appointment to appreciate all that is on offer.

This traditional semi detached home is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences which include **GAS CENTRAL HEATING** boiler and **UPVC DOUBLE GLAZING**. In brief the spacious accommodation comprises of an entrance hallway with large storage cupboard and stairs leading to the first floor, bay front living room, dual aspect dining room and breakfast kitchen. To the first floor there are three good size bedrooms and a white three piece bathroom suite. There is potential to go into the loft space and make a fourth bedroom. Outside the property provides a pathway area to the side and to the rear there is a low maintenance enclosed garden which is ideal for sitting and relaxing.

The property is only a few minutes walk from the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.



### Entrance Hall

13'3" x 7'5" approx (4.04m x 2.26m approx)

UPVC double glazed front door, carpeted flooring, original wooden window to the side, wall mounted radiator, ceiling light, stairs to the first floor, door to understairs storage cupboard and doors to:

### Lounge

16'1" x 13' approx (4.90m x 3.96m approx)

UPVC double glazed bay window to the front, carpeted flooring, coving, radiator, ceiling light and a brick built fireplace and TV point.

### Dining Room

12'9" x 13'6" approx (3.89m x 4.11m approx)

UPVC double glazed windows to the side and rear, carpeted flooring, radiator, coving, ceiling light, fireplace and surround and TV point. Door to:

### Breakfast Kitchen

10'4" x 12'5" approx (3.15m x 3.78m approx)

The breakfast kitchen has a UPVC double glazed door with inset glass and UPVC window to the rear, with tiled flooring, ceiling light and large in build corner cupboard and consists of wooden base units to one wall with space for washing machine, standing fridge freezer and inset stainless steel sink and drainer.

### First Floor Landing

24' x 2'6" approx (7.32m x 0.76m approx)

Carpeted flooring, two ceiling lights, double radiator, loft access hatch and doors to:

### Bedroom 1

16'7" x 13'4" approx (5.05m x 4.06m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, fireplace and TV point.

### Bedroom 2

10'3" x 16'7" approx (3.12m x 5.05m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, fireplace and large built-in cupboard.

### Bedroom 3

14'7" x 7'9" approx (4.45m x 2.36m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and a large built-in cupboard and fireplace.

### Bathroom

5'5" x 6' approx (1.65m x 1.83m approx)

UPVC double glazed window to the side, tiled floor, tiled walls, ceiling light, extractor fan, chrome towel radiator, pedestal wash hand basin, low flush w.c. and panelled bath with electric shower over.

### Outside

The property is set back from the road behind a brick wall where there is an iron gate leading down the right hand side to the rear garden and a gate to the rear.

The rear garden is low maintenance with a paved patio area down the right leading to the rear, fully enclosed with a brick wall, beds planted to the borders.

### Outhouse

Brick built outhouse with a low flush w.c. and wash hand basin, window to the rear.

### Directions

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

8750AMJG

### 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 16mbps Superfast 37mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, 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                                                       |         | 75                      |
| (55-68) D                                                       | 58      |                         |
| (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.