

Upper Wellington Street,  
Long Eaton, Nottingham  
NG10 4NH

**£240,000 Freehold**





AN ATTRACTIVE EDWARDIAN THREE-DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH IS SITUATED ON A GENEROUS PLOT WITH A GARDEN AT THE REAR WHICH IS APPROX 100FT IN LENGTH.

Robert Ellis are pleased to be instructed to market this substantial three bedroom traditional semi detached home which has retained many original features but with may recent upgrades such as the addition of shutters to the front of the house and fitted wardrobes in one of the bedrooms. It is ready for immediate occupation by a new owner. The property has recently had works carried out which includes re-wiring throughout, a new heating system having been installed and has a contemporary kitchen and the bathroom has been changed into a shower room. For the size of the accommodation and length of the rear garden to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the extent of the accommodation and the size of the rear garden for themselves. The property is situated on this quiet cul-de-sac and is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which has helped to make this a very popular and convenient place for people to live.

The property stands back from Upper Wellington Street with a wall and hedge to the front boundary and being entered through a fully enclosed porch, the accommodation includes a reception hall leading to the through lounge and adjoining dining room which could be separated into two rooms or left as they currently are, the kitchen has been re-fitted with Shaker style wall and base units and includes integrated appliances and from the kitchen there is a door leading out to the rear garden. To the first floor the landing leads to the three bedrooms and the recently updated shower room which includes a large walk-in shower with a glazed side screen. Outside there is the walled area with a hedge to the front boundary and a path leading down the right hand side of the property through a gate to the rear. The rear garden is an important feature of this lovely home with there being a concrete patio leading onto a lawn with a path taking you to the bottom of the garden where there is a further seating area and a summerhouse. The garden is kept private by having a wall and natural screening to the left hand boundary and fencing to the right hand side and there are two brick outbuildings which provide an excellent storage facility and a most useful outside w.c.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are convenience stores on College Street, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there area excellent schools for all ages within walking distance of the property and the 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

Enclosed porch having a new green composite front door with an inset opaque glazed panel and opaque glazed arch panel above, Minton tiled flooring and original wooden front door with two inset opaque glazed panels leading into:

## Entrance Hall

12'4 x 6'7 approx (3.76m x 2.01m approx)

With new carpeted flooring, coving to the ceiling, ceiling light, stairs with hand rail leading to the first floor, radiator, cloaks hanging and cornice to the wall and ceiling. Doors to the kitchen and two receptions.

## Open Plan Lounge

15' x 10'9 approx (4.57m x 3.28m approx)

With uPVC double glazed window to the rear, new cream carpet, TV point, ceiling light, wall light, double radiator, multi fuel burner and exposed brick fireplace and slate hearth. This is open to:

## Dining Room

11'10 plus bay x 11'9 approx (3.61m plus bay x 3.58m approx)

With uPVC double glazed bay window to the front with off white newly fitted period style shutters, new cream carpet, two double radiators, ceiling light and ceiling rose, original coving to the ceiling.

## Kitchen

10'5 x 6'8 approx (3.18m x 2.03m approx)

The kitchen has a newly fitted composite stable-style green door opening to the rear garden. Having recently been re-fitted with Shaker style units and includes a 1½ bowl sink with mixer tap and a four ring induction hob set in an L shaped work surface with cupboards, wine rack, oven and an integrated automatic washing machine below, matching eye level wall cupboards, further work surface with cupboards under, ladder towel radiator, hood and back plate to the cooking area, double glazed window to the rear, high level shelf, under-stairs storage which houses the upright fridge/freezer.

## First Floor Landing

Double glazed window to the side, new cream carpet, ceiling light, balustrade continued from the stairs and hatch to loft.

## Bedroom 1

15' x 15' approx (4.57m x 4.57m approx)

With uPVC double glazed window to the front elevation, off white newly fitted shutters, floorboards, ceiling light and double radiator.

## Bedroom 2

11'10 x 11'10 approx (3.61m x 3.61m approx)

With uPVC double glazed window to the rear elevation, carpeted flooring, ceiling light, painted cast iron fireplace, Sharps in-built to ceiling fitted wardrobes either side of fireplace and double radiator.

## Bedroom 3

6'9 x 5'9 approx (2.06m x 1.75m approx)

With uPVC double glazed window to the front elevation with off-white fitted shutters, carpeted flooring, double radiator, ceiling light and TV point.

## Shower Room

9'2 x 6'8 approx (2.79m x 2.03m approx)

The shower room has been recently re-fitted and has shower boarding to all the walls and includes a large walk-in shower with a glazed screen to one side, low flush w.c., hand basin with mixer tap and double cupboard below, chrome heated ladder towel radiator, new Worcester Bosch boiler housed in a built-in airing/storage cupboard with further storage space below, opaque double glazed widow and recessed lighting to the ceiling.

## Outside

To the front of the property there is a wall and attractive box-hedge running along the front boundary and a path runs down the right hand side of the property through a gate to the rear garden.

The rear garden is approx 100ft in length and has a concrete patio to the immediate rear of the house with a path leading to the outbuildings and to the bottom of the garden there is a further patio and summerhouse which will remain at the property when it is sold. The garden is mainly lawned with borders to the sides and there is a wall and natural screening to the left hand boundary and a fence to the right. As well as the summerhouse there is a shed positioned behind the outside w.c./brick outbuildings.

## Brick Store 1

8'8 x 6'8 approx (2.64m x 2.03m approx)

## Brick Store 2

8' x 6' approx (2.44m x 1.83m approx)

## Outdoor W.C

## Directions

Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for a short distance taking the right turning into Upper Wellington Street where the property can be found on the left hand side.

## Council Tax

Erewash Borough Council Band A

## Additional Information - Agents Notes

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

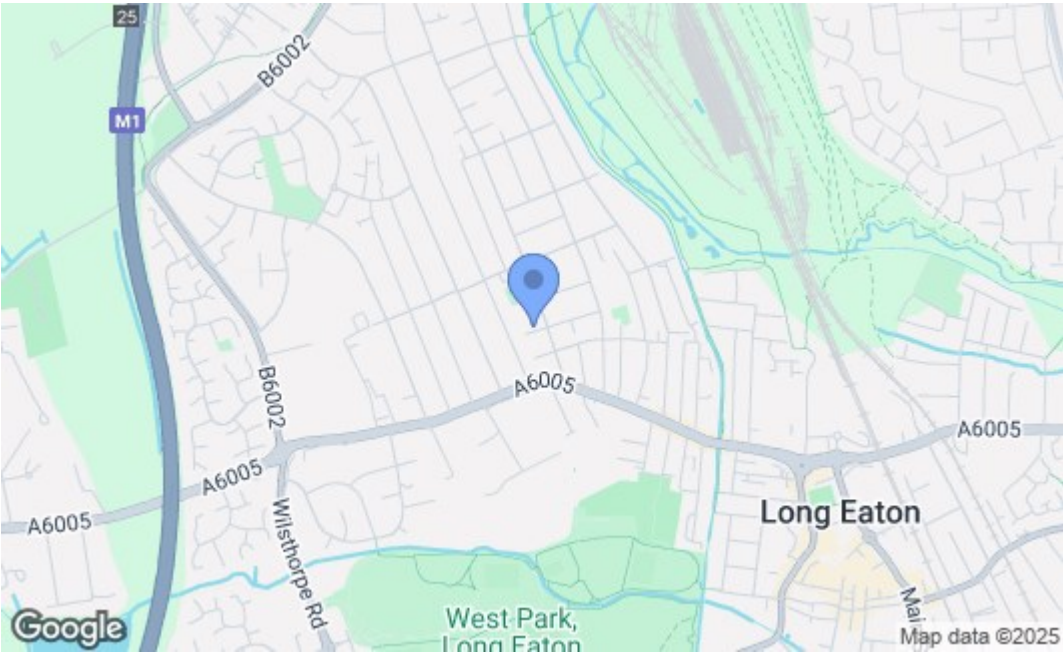
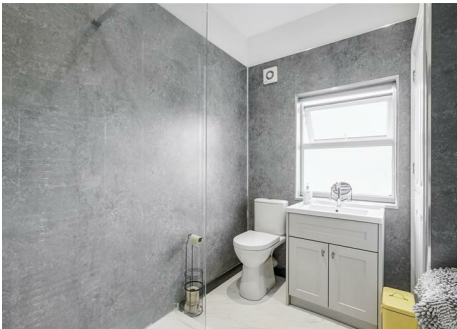
Flood Defenses – No

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		
(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.