

Robert Ellis

look no further...



Neale Street,
Long Eaton, Nottingham
NG10 1FF

O/I/R £220,000 Freehold

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A SPACIOUS PERIOD PROPERTY THAT IS WELL PRESENTED AND RETAINS MANY PERIOD FEATURES THROUGHOUT AND BEING OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Located on a quiet cul de sac this light and airy Victorian semi detached home offers spacious accommodation over three floors. The entrance hall has the original Minton flooring and provides access to the living room and dining room. The high ceilings throughout really promote the light and airy feel to this lovely period property. The living room is a good size and has a feature fireplace with multi fuel burning stove set within and stripped wooden floorboards. The dining room is also a good size and has a window overlooking the rear garden and leads to the kitchen. The breakfast kitchen is modern fitted and well equipped with access to the rear garden. The first floor has three good sized bedrooms and a modern fitted white three piece bathroom suite. There is a loft room that provides additional space and has a feature painted brick wall and a skylight window. The gardens to the front and rear offer low maintenance and are well presented. The rear garden is split over two levels and has a shaped lawn and a paved seating area. There are two brick outbuildings which provide useful storage.

Being located on Neale Street the property is within a few minutes drive of the ASDA and Tesco superstores and other retail outlets found in Long Eaton town centre, there are health care and sports facilities, excellent local schools for all ages and transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

The current vendors have improved the property since their ownership by replacing the roof, the central heating boiler, damp proof course and adding a loft room and multi fuel burning stove. This property would certainly appeal to many buyers please contact Robert Ellis to arrange your viewing.



Hallway

UPVC double glazed door and decorative light panel within to the side, UPVC double glazed obscure decorative window to the side, feature original Minton flooring, stairs to the first floor, radiator, coving, original door to the understairs storage cupboard with light and housing the consumer unit. Original doors to:

Living Room

12'2" x 11'11" into recess max approx (3.71m x 3.64m into recess max approx)

Coving, picture rail, UPVC double glazed window to the front, stripped wooden floorboards, radiator, feature fireplace with a multi fuel burning stove within, cast iron insert, timber surround and tiled hearth.

Dining Room

12'2" x 11'10" approx (3.72m x 3.63m approx)

UPVC double glazed windows to the rear and side, picture rail, wooden flooring, radiator and access to:

Breakfast Kitchen

15'1" x 7'10" approx (4.62m x 2.41m approx)

UPVC double glazed window to the side, UPVC panel and double glazed door to the rear garden, white high gloss wall, base and drawer units with dark wood effect laminate work surface over, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, integrated electric oven with stainless steel four ring gas hob and tiled splashback, stainless steel extractor hood over, space for a tall fridge freezer, plumbing and space for a washing machine, radiator and wood effect laminate flooring.

First Floor Landing

Stairs to the second floor and doors to:

Bedroom 1

11'10" x 9'3" approx (3.63m x 2.84m approx)

UPVC double glazed window to the front, radiator, storage under the stairs.

Bedroom 2

15'3" x 7'10" approx (4.67m x 2.4m approx)

UPVC double glazed window to the rear and side, radiator and wood effect laminate flooring.

Bedroom 3

8'5" x 9'1" approx (2.59m x 2.78m approx)

UPVC double glazed window to the rear, radiator and original cast iron fireplace.

Bathroom

L shaped room having a white three piece suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, tiled splashback, bath with mains fed shower over, shower screen

and tiled splashback, chrome heated towel radiator, vinyl flooring and obscure UPVC double glazed window.

Second Floor

Loft Room

18'8" x 11'11" approx (5.69m x 3.65m approx)

Velux window to the rear, storage into the eaves, feature exposed brick wall.

Outside

There is a small garden to the front having paved slabs with a brick wall to the boundary, timber gate with path to the side entrance door and timber gate to the rear.

The delightful, courtyard style garden to the rear is well presented and has paved slabs with well stocked borders, steps down to a shaped lawn with raised beds and feature path with decorative slate and brick edges leading to an additional patio area, outside tap, wooden fence and brick wall to the borders.

Outbuildings

Both outbuildings have wooden doors to the front, one having shelving and housing the combi boiler, power and lighting. The second outbuilding is used for storage.

Directions

Proceed out of Long Eaton along High Street turning right at the Tapperks Harker roundabout onto Oakleys Road. Turn right into Mitchell Street and the property is facing on Neale Street.

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 14mbps Superfast 72mbps Ultrafast 1800mbps

Phone Signal – O2, Vodafone, EE, Three

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



Robert Ellis
ESTATE AGENTS



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		
	60	77
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.