



Wellington Street,
Long Eaton, Nottingham
NG10 4JQ

Price Guide £495-525,000
Freehold



A SPACIOUS AND ATTRACTIVE THREE-BEDROOM DETACHED HOME SAT ON A GENEROUS PLOT BEING SOLD WITH NO UPWARD CHAIN! WITH BRICK-BUILT OUTHOUSE WHICH COULD BE AN ANNEXE, LOG CABIN AND LOFT ROOM.

One not to be missed! Offered to the market with no upward chain, this very well-presented and attractive three-bedroom detached property is set on an exceptionally large plot in a desirable location near Long Eaton and excellent transport links. This property offers flexible accommodation and superb outdoor space, making it ideal for families, home workers, or anyone seeking room to grow. With ample space inside and out, it's truly one of a kind and is a unique property on Wellington Street. Viewing is highly recommended to appreciate the full potential on offer.

To the front, the property is securely enclosed behind a brick wall with lockable gates, featuring a press-crete driveway providing off-road parking for several vehicles. An integral garage offers ideal space for a car, workshop, or storage. Inside, the home benefits from modern conveniences including a combi boiler, and is thoughtfully designed to offer versatile living space. Downstairs, there is a light and airy entrance hall entered through a beautiful wood-effect stained glass door with windows either side leading through to a lounge with inglenook fireplace and sliding doors to a dining room. The kitchen is in the heart of the home, feeling warm and well equipped. A key highlight is the large conservatory stretching across the rear of the property, overlooking the impressive garden – ideal for relaxing or entertaining. Upstairs, there are three double bedrooms and four-piece bathroom. The property also boasts a loft room with Velux windows, lighting, and storage, offering excellent potential as a hobby space, playroom, or occasional bedroom. The rear garden is a true feature of the home, offering a wealth of possibilities and including: A brick-built outhouse, perfect for an annexe, studio, or additional room. A spacious Log Cabin, ideal for a home office, gym, or creative space, a hot tub area for year-round relaxation. Also, power and lighting throughout, with a design focused on easy maintenance.

The property is within easy of Long Eaton town centre where there are Asda, Tesco and Lidl stores and many other retail outlets, there are schools within easy reach of the property, healthcare and sports facilities including the West Park Leisure Centre and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Open Porch

6'11" x 1'7" approx (2.11m x 0.5m approx)

Entrance Hall

6'11" x 10'4" approx (2.11m x 3.15m approx)

UPVC double glazed wood effect door to the front with inset obscure stained glass with two windows either side, inset ceiling spotlights, tiled flooring, dado rail, picture rail, double radiator, door to the lounge, kitchen diner and garage. Stairs to the first floor, wood panelling to the stairs and ceiling, understairs storage cupboard with a safe.

Breakfast Kitchen

10'8" x 8'10" approx (3.26m x 2.7m approx)

UPVC double glazed window to the side, tiled floor, double radiator, ceiling spotlights, door into the lounge/diner and UPVC double glazed window and door with inset stained glass into the conservatory. The kitchen comprises of a range of Solid oak Shaker style wall, base and drawer units to three walls, laminate granite effect roll edged work surface, tiled splashbacks, downlights, inset oven and grill with a four ring electric hob over and stainless steel extractor and splashback, built-in freezer, door to the pantry/understairs storage cupboard, under counter lighting, wall mounted display cabinet with lighting, composite 1½ bowl sink and drainer.

Lounge

14'5" x 10'9" approx (4.4 x 3.28m approx)

UPVC double glazed wood effect bay window to the front, carpeted flooring, double radiator, ceiling spotlights and fan light, dado rail, picture rail, TV point, built-in wooden window seat, beams to the ceiling, built-in brick Inglenook fireplace which can be used with a gas and electric fireplace, with two stained glass obscure windows to the side, inset down-lighters, slate tiled hearth. Sliding wooden glazed doors into:

Dining Room

10'7" x 9'0" approx (3.25 x 2.76 approx)

UPVC double glazed French doors into the conservatory, stained glass and UPVC obscure window to the side, carpeted flooring, radiator, TV point, dado rail, picture rail, ceiling spotlights and fan, beams to the ceiling.

Conservatory

25'1" x 11'3" approx (7.65 x 3.44m approx)

Spanning the entire width of the house having four double glazed UPVC French doors to the garden, two doors to the right hand side and UPVC double glazed door to the front, flag stone flooring, three wall lights, double radiator, TV point, wall mounted fan, elevated utility area to the right hand side with space and plumbing for a washing machine and tumble dryer/dishwasher, roll edged work surface and terracotta tiled splashbacks, door to:

Shower Room

5'0" x 6'10" approx (1.54 x 2.1 approx)

Flag stone slate tiled floor, ceiling spotlight, low flush w.c., corner pedestal wash hand basin with tiled splashback, extractor fan, two triple mirror wall units, enclosed corner shower cubicle with electric shower and tiled splashback.

First Floor Landing

9'0" x 7'0" approx (2.75 x 2.15 approx)

UPVC double glazed obscure stained glass window to the side, carpeted flooring, radiator, dado rail, panelled wall and ceiling, loft access hatch leading to the loft room and doors to:

Bedroom 1

14'5" x 11'5" approx (4.4 x 3.48m approx)

Obscure UPVC double glazed window to the side and UPVC double glazed stained glass wood effect bay window to the front, carpeted flooring, radiator, ceiling spotlights and ceiling fan, picture rail, alarm control panel, two walls with built-in wardrobes and corner vanity unit, display shelving with downlighters.

Bedroom 2

12'4" x 11'11" approx (3.76 x 3.65 approx)

UPVC double glazed windows to the rear and side, carpeted flooring, radiator, ceiling spotlights, TV point, picture rail, built-in wardrobes and shelving for a display, large built-in wooden vanity area with shelving and downlighters and a cupboard housing the boiler.

Bedroom 3

11'9" x 14'4" approx (3.59 x 4.39 approx)

UPVC double glazed wood effect and stained glass window to the front, carpeted flooring, radiator, ceiling spotlights, TV point, Velux window to the side and beams to the ceiling. There are two doors to access under-eaves storage.

Bathroom

7'0" x 8'5" approx (2.15 x 2.59 approx)

Obscure UPVC double glazed window to the rear, tiled floor and walls, low flush w.c. and sink in a vanity unit, ceiling spotlights, extractor fan, large built-in airing/storage cupboard, TV point, tall chrome towel radiator, pedestal wash hand basin, panelled bath with hand held shower attachment and enclosed corner shower cubicle with rainwater shower head and hand held shower.

Loft Room / Home Gym

11'2" x 12'11" approx (3.42 x 3.94 approx)

Velux windows, fully boarded with laminate flooring, ceiling spotlights, four built-in cupboards with storage to the eaves, TV point. This could be used as a home gym, office and is a versatile space.

Outside

The property sits back from the road behind a brick wall with a feature 159 number inset into the bricks, large Press-crete driveway for at least three vehicles, hedging to the left hand side and a brick wall to the right, access round both sides via gates and secure metal gates to the front. There are power points installed at the front gates should the new owner wish to put in electric gates.

To the rear of the property there is a large plot which the current owner purchased further land to the left with a Press-crete patio directly outside the front doors from the conservatory leading to a low maintenance, large pebbled area which leads to the Log Cabin, brick built planted beds with established trees and shrubs and fencing to the boundaries. At the rear of the garden there is a brick built building which could be used as an annex. There is courtesy lighting, electric sockets around the garden with hard standing to the rear for sheds and a garden room and there is an outside tap and shower. The garden must be viewed to be appreciated.

Integral Garage

8'5" x 15'1" approx (2.58 x 4.62 approx)

Electric up and over door to the front, ceiling spotlights, carpeted flooring, obscure UPVC double glazed window to the side and UPVC obscure double glazed door to the rear, ceiling strip lights, moveable wooden units which fold back, handy for workshop storage and these flip back up so a car can be stored in the garage.

Log Cabin

21' x 21' approx (6.40m x 6.40m approx)

There are double wooden door with windows either side, currently used for storage but could be used as a bar, office or gym, having light and power and access all the way around.

Garage/Store

13'5" x 9'6" approx (4.1 x 2.9 approx)

Attached to the annex room there is a large store with a corrugated roof and concrete flooring with power and lighting.

Brick Built Annexe

16'8" x 16'4"/19'8" approx (5.1 x 5/6 approx)

This could be used as a potential annex with a lounge area to the front having tiled flooring and carpeted flooring, TV point, ceiling spotlights. This leads through to a kitchen area and shower/w.c. This also has large, boarded loft above for storage with lighting.

Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street and the property can be found some way up on the left hand side.
8874AMJG

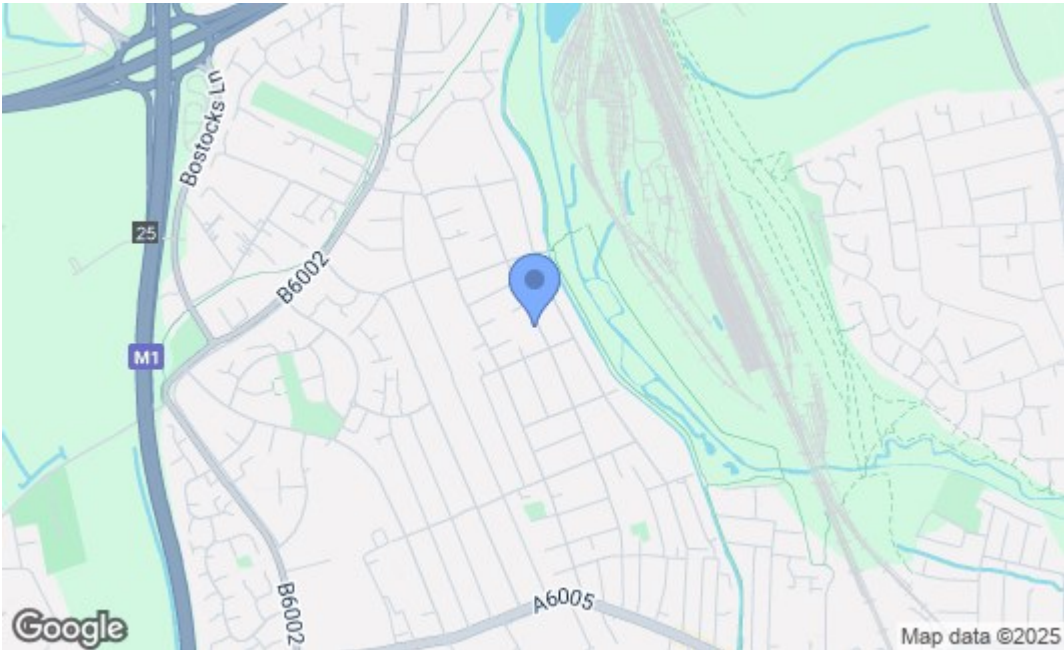
Council Tax

Erewash Borough Council Band D

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 – 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	70	75
(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 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.