



College Street,  
Long Eaton, Nottingham  
NG10 4GX

**£175,000 Freehold**





A SPACIOUS THREE BEDROOM BAY FRONTED HOME OFFERING OVER 1,000 SQ.FT. OF ACCOMMODATION, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this attractive and generously proportioned traditional property, boasting high ceilings, superb room sizes and a layout that will appeal to a range of purchasers. The home offers an impressive bay-fronted living space, a kitchen measuring in excess of 16ft, and three well-proportioned bedrooms, making it ideal for families, first-time buyers wanting space, or investors.

The property sits on a lovely plot with a lawned rear garden and the significant benefit of no neighbouring right of way over the property, ensuring privacy and peace of mind. Situated close to excellent local amenities, schools and transport links, this home combines character, space and convenience. Viewing is highly recommended to fully appreciate what is on offer.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Co-op convenience store and a further convenience store on College Street, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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.



### Entrance Hall

UPVC double glazed front door, stairs to the first floor, coving, decorative ceiling arch, radiator and door to:

### Living Room

14'9 x 10'9 approx (4.50m x 3.28m approx)

UPVC double glazed bay window to the front, coving, ceiling rose, TV point, recessed chimney breast with feature fireplace, radiator.

### Dining Room

12'2 x 11'5 approx (3.71m x 3.48m approx)

Double glazed window to the rear, radiator and door to:

### Kitchen

17' x 8'5 approx (5.18m x 2.57m approx)

With a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, built-in cupboard, space for a free standing cooker, plumbing for a washing machine, space for an under-counter fridge and freezer, coving, radiator, UPVC double glazed windows to the rear and side and UPVC door to the rear.

### First Floor Landing

Built-in cupboard, loft access hatch and doors to:

### Bedroom 1

14'6 x 12'2 approx (4.42m x 3.71m approx)

Double glazed window to the front and a radiator.

### Bedroom 2

12'3 x 9'1 approx (3.73m x 2.77m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

11'9 x 6'9 approx (3.58m x 2.06m approx)

Double glazed window to the rear and a radiator.

### Bathroom

Obscure UPVC double glazed window to the side, low flush w.c., pedestal wash hand basin, panelled bath with wall mounted electric shower, shower screen, radiator, coving, fully tiled walls and wood effect flooring.

### Outside

To the front of the property there is a courtyard style

garden with wall and access to the front door.

The rear garden is enclosed with a lawn, paved area, timber shed, panelled fencing to the boundaries, rear gated access to the rear.

### Directions

Proceed out of Long Eaton along Derby Road and aft the bend turn right into College Street and the property can be found some way down on the right hand side.

9003CO

### Agents Notes

There are AI photos on this property.

### Council Tax

Erewash Borough Council 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 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

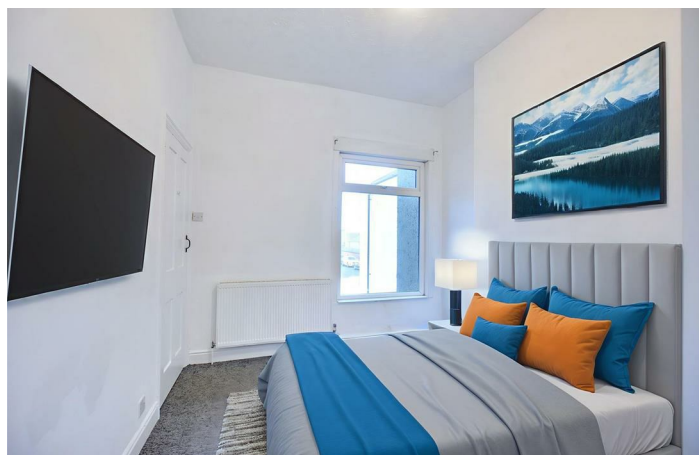
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

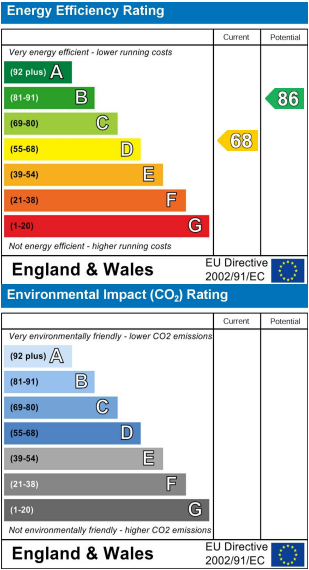
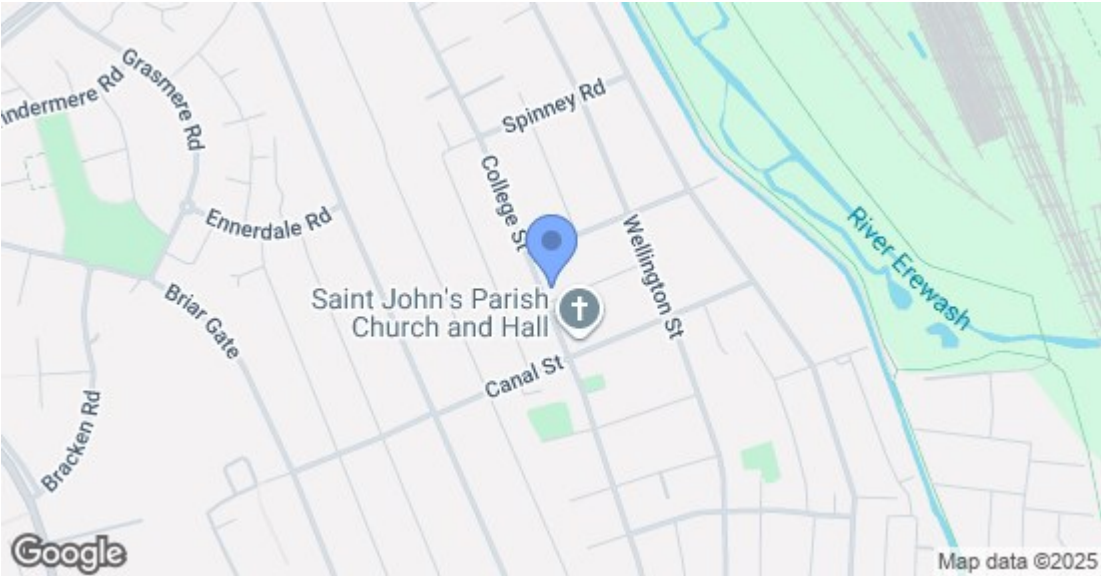
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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.