



Lawson Avenue,  
Long Eaton, Nottingham  
NG10 1BN

**£220,000 Freehold**



#### A SUBSTANTIAL THREE BEDROOM SEMI DETACHED TRADITIONAL HOME IN WALKING DISTANCE TO LONG EATON CENTRE

This substantial traditional three bedroom semi-detached home, situated on the ever-popular Lawson Avenue, offers spacious and well-balanced accommodation ideal for a growing family. The property retains a number of original features which add character and charm, whilst being thoughtfully enhanced for modern living. To the ground floor, there is a reception room to the front and an impressive open plan kitchen diner to the rear, providing a light and airy space perfect for everyday family life and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from off road parking to the front and an enclosed rear garden which provides a private and secure outdoor space. This is a lovely example of a traditional home in a sought-after location and an early viewing is highly recommended.

This beautifully presented and characterful home offers spacious and versatile accommodation, ideal for a growing family. The property is entered through a fully fitted kitchen which immediately impresses with its cottage style ceiling beams, creating a warm and inviting atmosphere. The kitchen flows seamlessly into the dining room, forming a fantastic open plan entertaining space perfect for modern family living and social gatherings. There is the added benefit of a separate utility room and ground floor w.c., while a further reception room provides excellent flexibility as a study, home office or hobby room. To the front, the bay fronted lounge is a delightful living space, enhanced by original features which add charm and personality. To the first floor, the landing leads to three well-proportioned bedrooms and a stunning period style bathroom, thoughtfully designed to complement the age and style of the property. The home benefits from gas central heating and double glazing throughout. Outside, there is a private enclosed rear garden, ideal for relaxing and entertaining during the warmer months, together with off road parking to the side. This is a wonderful opportunity to purchase a home that perfectly blends character, space and practicality.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages including The Grange Infant and Primary School which is only a few minutes walking distance from the house, there are healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Lounge

12'5 x 14' approx (3.78m x 4.27m approx)

UPVC double glazed window and box bay window to the front, grey carpeted flooring, double radiator, coving, ceiling rose and ceiling light, TV and telephone points, painted fireplace surround with tiled hearth and space for a fire, door to:

## Dining Room

11'8 x 12'6 approx (3.56m x 3.81m approx)

UPVC double glazed window to the rear, grey laminate flooring, ceiling light, coving, brick fireplace surround, double radiator, understairs storage cupboard, door to the stairs and open to:

## Kitchen

8'4 x 8' approx (2.54m x 2.44m approx)

Having a UPVC double glazed door to the rear with inset glazed panel and window to the side, grey laminate flooring, two ceiling lights, feature beamed ceiling, white contemporary wall, drawer and base units to three walls with laminate work surface over, inset 1½ bowl sink and drainer with swan neck mixer tap, integral oven and grill, four ring gas hob and extractor over, space for a dishwasher, tiled splashbacks, door to the utility and open to the dining room.

## Utility Room

7'8 x 6'5 approx (2.13m x 1.96m approx)

Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, work surface with spaces for a washing machine and tumble dryer below, doors to the study and cloaks/w.c.

## Study

6'5 x 5'6 approx (1.96m x 1.68m approx)

This room was previously the ground floor w.c. and could be converted back, having an obscure UPVC double glazed window to the side, grey carpeted flooring, half panelled walls, chrome radiator, ceiling light.

## Cloaks/w.c.

2'5 x 3' approx (0.74m x 0.91m approx)

Tiled floor, ceiling light, extractor fan, low flush w.c.

## First Floor Landing

15'9 x 2'1 approx (4.80m x 0.64m approx)

Carpeted flooring, ceiling light, ventilation and doors to:

## Bedroom 1

12'5 x 11'6 approx (3.78m x 3.51m approx)

Two UPVC double glazed windows to the front, carpeted flooring, double radiator, ceiling light, ventilation and original stripped door to an integral cupboard with the loft access hatch.

## Bedroom 2

7'9 x 10'4 approx (2.36m x 3.15m approx)

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



## Bedroom 3

5'6 x 9'7 approx (1.68m x 2.92m approx)

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

## Bathroom

5'2 x 10'1 approx (1.57m x 3.07m approx)

The recently re-fitted bathroom has an obscure double glazed window to the side, vinyl tiled effect flooring, recessed LED ceiling spotlights, extractor fan, low flush w.c., pedestal wash hand basin, grey tiled splashbacks, LED mirror, shaver point, roll top bath with mixer tap and Mira Sport shower over, glazed protective screen and tall chrome towel radiator.

## Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn right into Oakleys Road. Take the right hand turning into Maxwell Street and at the crossroads with Neale Street, Lawson Avenue can be found straight ahead.

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## 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 16mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

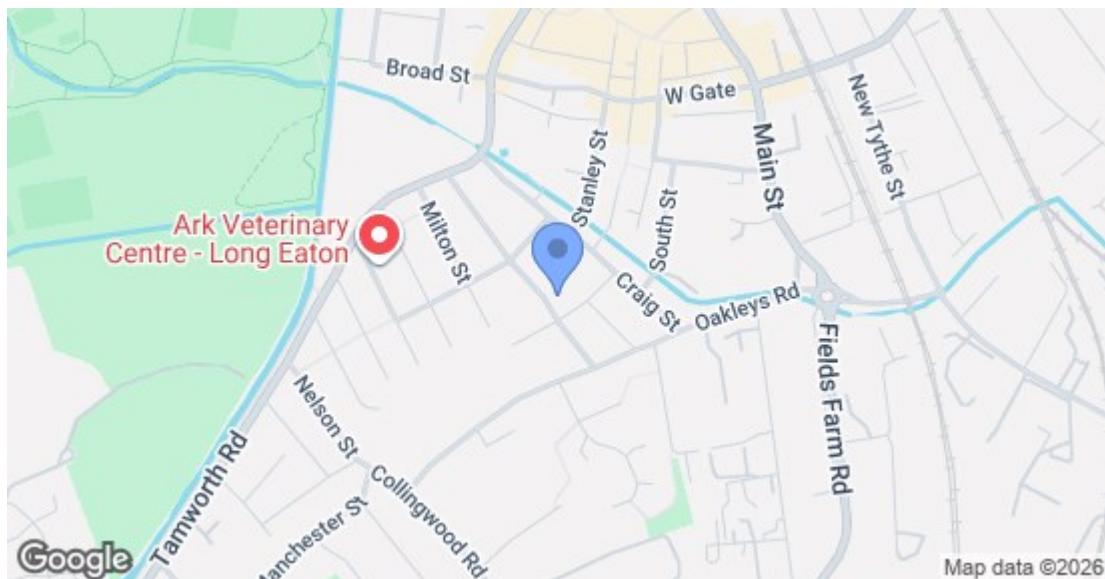
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



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.