



Stafford Street,  
Long Eaton, Nottingham  
NG10 2ED

**£250,000 Freehold**

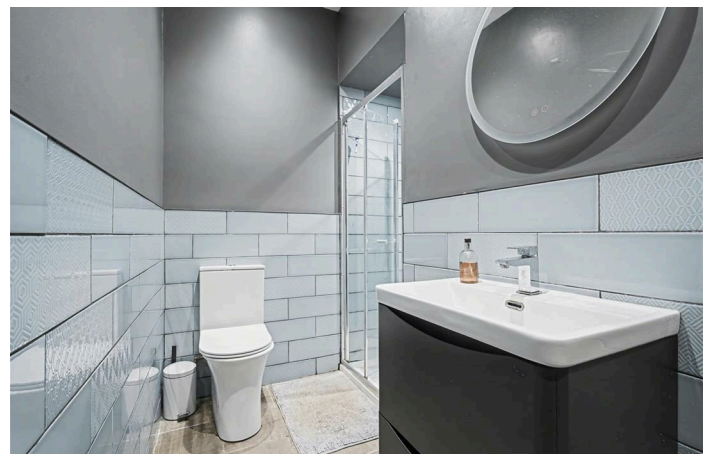
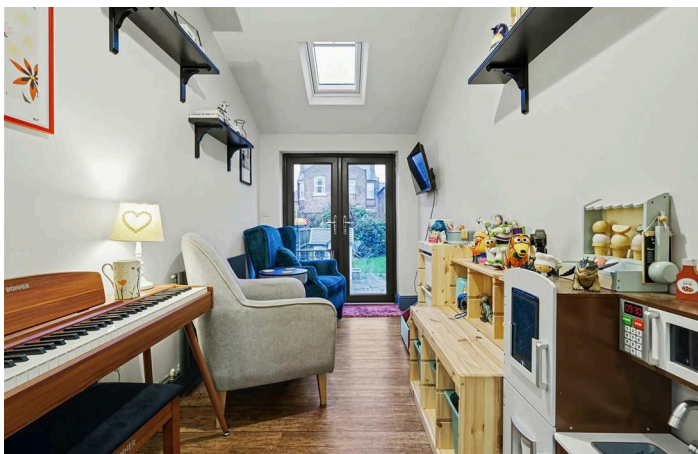


A THREE BEDROOM VICTORIAN SEMI DETACHED PROPERTY IN THE LONG EATON AREA.

Being located on Stafford Street, this lovely three double bedroom semi detached home provides ideal accommodation for a whole range of buyers, from people their first property through to families who are looking for a three bedroom home which is close to excellent local schools for younger children. For the size and finish of the property to be appreciated, we strongly recommend interested parties do take a full inspection so they are able to see all that is included in this lovely property for themselves.

The accommodation is entered through a stylish composite front door and includes a reception hall with doors leading to the lounge which has a feature log burning stove with shelving to either side of the chimney breast, a dining/sitting room which opens to the fitted kitchen and there is a sitting area with French doors leading out to the rear garden. To the first floor the landing leads to the three double bedrooms and a luxurious shower room which has a mains flow shower system. Outside there is a walled area at the front, a path running down the right hand side of the property which provides access to the main entrance door and a gate to the rear garden, with the garden at the rear of the house having been landscaped with an Indian sandstone patio, lawn with borders to the sides and the garden is kept private by having fencing to the side and a wall to the rear boundaries.

The property is situated within easy reach of the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the house with schools for older children also being within easy reach, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Front Door

The stylish composite entrance door has two inset stained glass leaded panels and a double glazed panel above and leads to:

### Reception Hall

Stairs with hand rail leading to the first floor, pine doors with inset glazed panels leading to the lounge and dining/sitting room and there is LVT flooring which extends through into the dining/sitting room, kitchen and sitting area.

### Lounge/Sitting Room

12' x 11'6 approx (3.66m x 3.51m approx)

Two double glazed windows with shutters to the front, log stove set in a chimney breast with hearth, shelving to either side of the chimney breast, pine flooring, radiator, cornice to the wall and ceiling and picture rail to the walls.

### Dining Room

12'6 x 12'7 approx (3.81m x 3.84m approx)

Double glazed window with roller blind to the rear and an opaque double glazed window to the side, fitted cupboards and display units to one wall which match those fitted in the kitchen and these include an integrated fridge and freezer and cupboards to the lower part and display cabinets above with reed glazed doors and glazed shelving with lighting, cast iron fireplace with a tiled inset and hearth and a wooden Adam style surround, radiator, LVT flooring which extends through into the kitchen and sitting area and a picture rail to the walls.

### Kitchen

10'8 x 7'8 approx (3.25m x 2.34m approx)

The modern fitted kitchen opens to the dining/sitting room at the rear and has dark blue fitted units with brushed stainless steel handles and includes a stainless steel sink with a mixer tap set in a concrete effect laminate work surface with cupboards and an integrated dishwasher, automatic washing machine and tumble dryer below, four ring induction hob set in a second work surface with an oven and wide pan drawers below, matching eye level wall cupboards with lighting under and hood over the cooking area, tiling to the walls by the work surface areas, two double glazed windows to the side, original pine fitted cupboards with double opening glazed doors and pine shelving and drawers with cupboards below, LVT flooring and a Worcester Bosch boiler housed in a matching upright built-in cupboards.

### Sitting Area

12'3 x 6'3 approx (3.73m x 1.91m approx)

Double opening, double glazed French doors leading out to the patio at the rear of the property, Velux window to the sloping ceiling, radiator and LVT flooring.

### Cloaks/w.c.

The understairs cupboard has been converted into a ground floor w.c. and has a low flush w.c., wall mounted hand basin with mixer tap, tiled splashbacks, vinyl flooring, tiling to the walls by the w.c. and sink areas, shelving to two walls and the electricity meter and electric consumer unit are housed in a fitted cupboard with sliding doors.

### First Floor Landing

Hatch with ladder leading to the loft which has the potential to convert into further accommodation, dado rail to the walls, cornice to the wall and ceiling and pine doors leading to:

### Bedroom 1

12'8 x 11'6 approx (3.86m x 3.51m approx)

Double glazed window with fitted blind to the front, cornice to the wall and ceiling, original door, pine flooring and original feature cast iron fireplace with a tiled hearth.

### Bedroom 2

10'5 x 7' approx (3.18m x 2.13m approx)

Double glazed window to the rear, original door and a radiator.

### Bedroom 3

9'8 x 8'5 approx (2.95m x 2.57m approx)

Double glazed window to the rear, original door and a radiator.

### Shower Room

The luxurious shower room is half tiled and has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a folding glazed door, low flush w.c. and hand basin with a mixer tap and two drawers under and a circular heated mirror with ambient lighting to the wall above, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

### Outside

At the front of the property there is a walled area and a path runs down the right hand side to the main entrance door and to a gate which provides access to the rear garden.

At the rear there is a concrete area to the side which provides an ideal place for storage and an Indian sandstone patio which provides a lovely spot to sit and enjoy outside living, there is a lawn with borders to the sides, fencing to the side boundaries and a wall and fence to the rear, there is outside lighting provided, an external water supply and a gate leads to the path which takes you to the front of the house.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the 'T' junction turn right into Station Road and Stafford Street can be found as a turning on the left hand side with the property on the right hand side as identified by our for sale board. 9130MH

### 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 15mbps Superfast 64mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

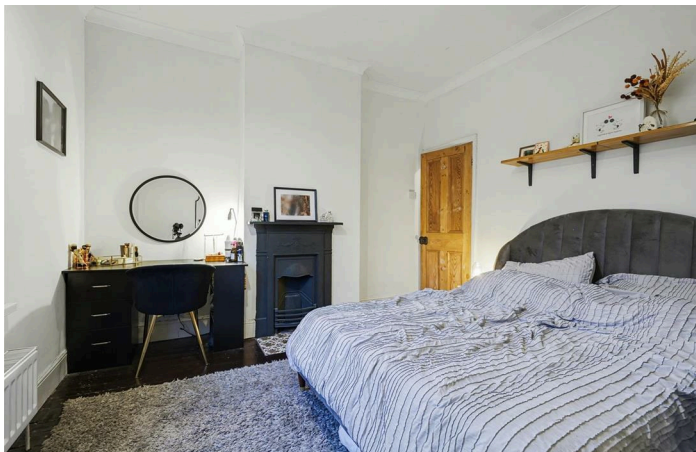
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

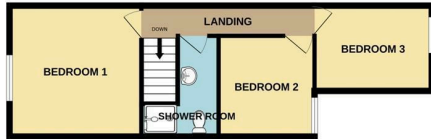
Any Legal Restrictions – No

Other Material Issues – No





1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.