



Lawrence Street,  
Long Eaton, Nottingham  
NG10 1JY

**O/O £220,000 Freehold**

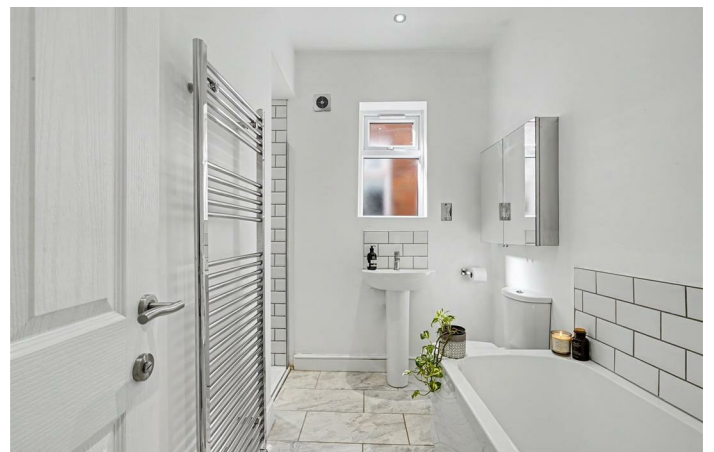
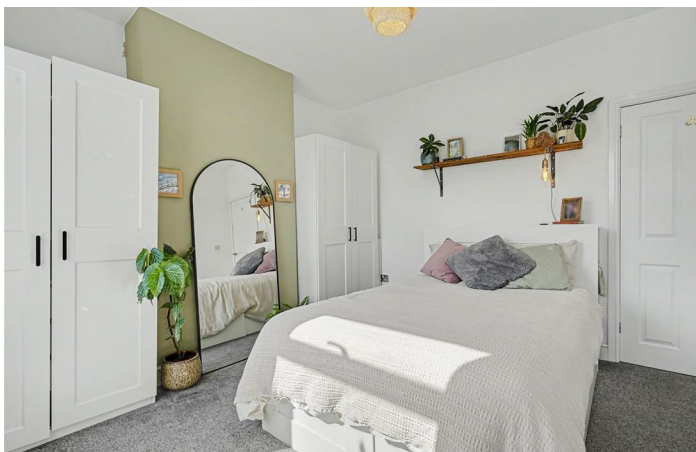


A THREE BEDROOM SEMI-DETACHED PROPERTY PROVIDING A LOVELY HOME THAT WOULD SUIT A WHOLE RANGE OF BUYERS LOOKING TO PURCHASE A PROPERTY IN THE LONG EATON AREA.

Robert Ellis are extremely pleased to bring to the market this traditional bay front Victorian semi detached home which has been recently renovated throughout to include new carpets, re-painted, newly fitted kitchen and bathroom and landscaped garden to the rear. The property comes to the market with the benefit of being well presented throughout with accommodation over two floors and is ideal for a first time buyer. The property is located within the heart of Long Eaton town centre with excellent facilities on its doorstep.

Being constructed of brick to the external elevation all under a tiled roof, the property derives the benefit of gas central heating and double glazing. The composite panelled front door leads straight into the bay fronted living room, a large fitted kitchen/ dining room, utility room and re-fitted w.c. To the first floor there are three bedrooms and a refurbished bathroom. Outside there is a low maintenance garden to the rear which has recently been landscaped to be low maintenance.

The property is within a couple of minutes walk of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the well regarded Clifford Gym which is only a couple of minutes walk away from the house, there are walks along the Erewash Canal, there are schools for all ages within easy reach and the 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.



### Living Room

11'6" x 11'7" approx (3.51m x 3.53m approx)

Double glazed bay window to the front, panelled composite front door, laminate flooring, recess in chimney breast with built-in cupboard to the side, radiator, ceiling light and coving.

### Kitchen Diner

24'5" x 11'5" to 6'6" approx (7.44m x 3.48m to 1.98m approx)

Laminate flooring, recessed ceiling lights, double glazed windows to the rear and side, radiator, wall, base and drawer units with work surfaces over, breakfast bar, inset 1½ bowl sink and drainer, built-in cooker with four ring gas hob over and extractor above, built-in fridge freezer.

### Utility Room

5'3" x 6' approx (1.60m x 1.83m approx)

Baxi combi boiler, washing machine and tumble dryer, work surface with inset stainless steel sink and drainer, double glazed window to the side, radiator, laminate flooring.

### Cloaks/w.c.

3'7" x 2'8" approx (1.09m x 0.81m approx)

Low flush w.c., extractor fan, laminate flooring, radiator, double glazed window.

### Inner Lobby

Cloaks hanging space.

### First Floor Landing

Carpeted flooring, access hatch with pull down ladder to the loft which is boarded for additional storage, doors to:

### Bedroom 1

11'8" x 11'5" approx (3.56m x 3.48m approx)

Two double glazed windows with blinds to the front, carpeted flooring, radiator, ceiling light, chimney breast.

### Bedroom 2

12'1" x 6'6" approx (3.68m x 1.98m approx)

Carpeted flooring, ceiling light, two double glazed window to the rear, radiator, free standing wardrobes.

### Bedroom 3

5'9" x 8'6" approx (1.75m x 2.59m approx)

Ceiling light, carpeted flooring, radiator, two double glazed window to the rear.

### Bathroom

8'6" x 4'9" approx (2.59m x 1.45m approx)

Obscure double glazed window to the side, four piece suite comprising of a panelled bath with tiled splashbacks and mixer taps, separate shower with a rainwater shower head, electric shaver point, pedestal wash hand basin, low flush w.c., recessed ceiling light and towel radiator.

### Outside

Paved rear garden with raised flower beds, gated access, security lights, swing chair and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and then left onto Lawrence Street.

9232JM

### 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 57mbps

Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

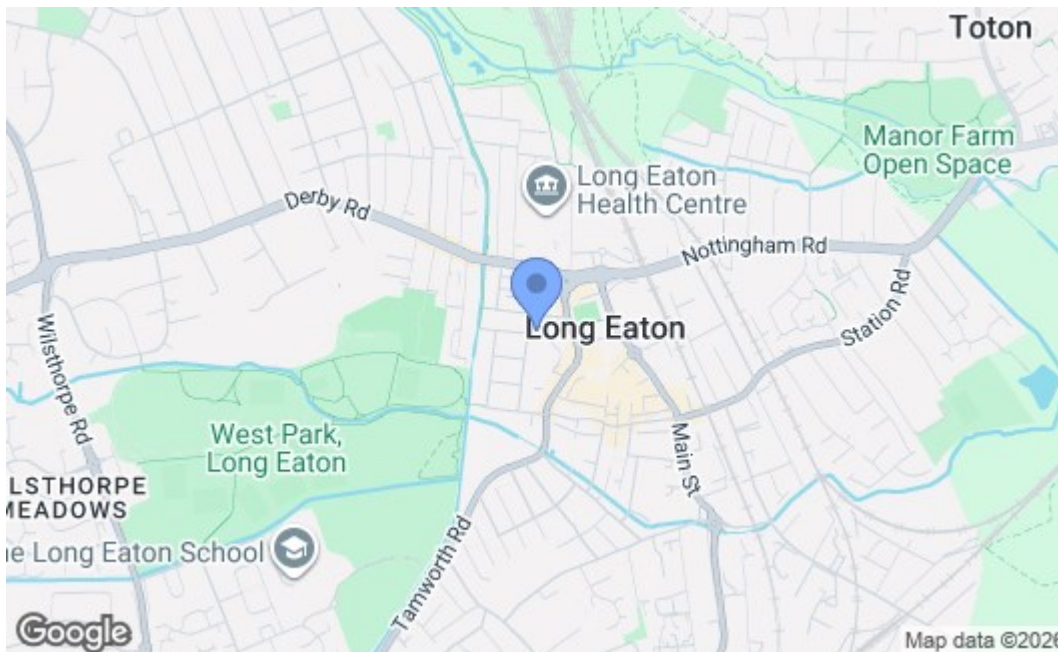
Flood Defenses – No

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			86
(69-80) C			
(55-68) D		65	
(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	
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			
<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.