

Nottingham Road,  
Long Eaton, Nottingham  
NG10 2BU

**£425,000 Freehold**

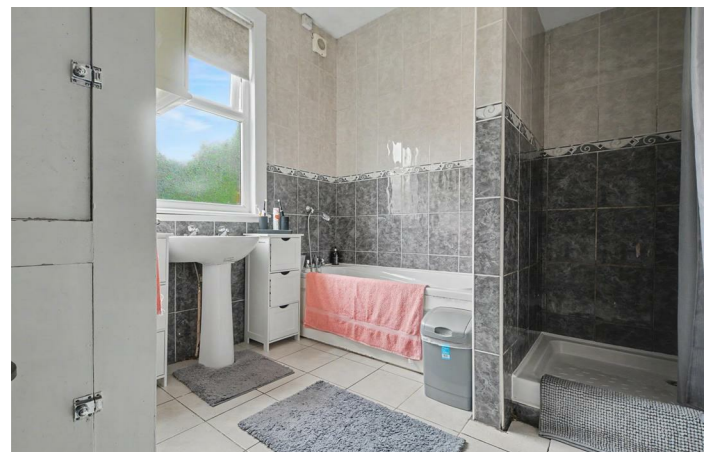


A SUBSTANTIAL EDWARDIAN WELL PRESENTED FOUR BEDROOM TRADITIONAL DETACHED PROPERTY BURSTING WITH PERIOD FEATURES WITH DRIVEWAY AND ENCLOSED REAR GARDEN!

Robert Ellis are delighted to bring to the market this quirky and attractive spacious traditional detached home located close to Long Eaton town centre and all the amenities the area has to offer. This traditional home offers spacious living accommodation with two reception rooms, four bedrooms, an upstairs toilet and separate bathroom. In addition to the well-appointed and spacious accommodation, the property also offers a wealth of character and charm with many original features still remaining including marble open fireplaces and ceiling cornices. Robert Ellis highly advises an internal viewing to appreciate this delightful family home, call our office today to arrange your appointment.

This very well-presented traditional home was constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief, the spacious accommodation comprises of large entrance hallway with carpeted flooring, bay fronted living room with shutters with an original fireplace. There is a spacious breakfast kitchen which benefits from integral appliances this leads to the utility room. To the front, there is a large dining room room with feature bay windows. On the first floor, there are four bedrooms with a bathroom and separate toilet.

The property is within a few minutes walking distance of the Asda, Lidl, Aldi and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools, there are health care and sports facilities and excellent transport links include J25 of the M1, Long Eaton and Beeston Stations, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



### Porch

Enclosed porch with a composite panelled front door and windows, double glazed door to:

### Entrance Hall

With the original archway, cornice to the wall and ceiling, double radiator, stairs to the first floor and doors to:

### Lounge

16' x 13'5 approx (4.88m x 4.09m approx)

UPVC double glazed bay window with obscure glazed top panels to the front, radiator, cornice to the wall and ceiling, wall mounted light and matching ceiling lights, carpeted flooring, original door frames, electric fireplace.

### Dining Room

16' x 13' approx (4.88m x 3.96m approx)

Double glazed box bay window to the front with obscure glazed panels to the top, double glazed window to the rear, two radiators, wall lights with matching chandelier, hand-crafted marble fireplace with gas fire, cornice to the wall and ceiling, carpeted flooring, original door frame and TV point.

### Kitchen

21'2 x 11'4 approx (6.45m x 3.45m approx)

Double glazed window to the side and two double glazed windows to the rear, newly fitted gas RangeMaster cooker with extractor over, Shaker style wall, drawer and base units with granite work surfaces over and under cabinet lighting, inset 1½ bowl stainless steel sink, obscure panelled door to the side, integrated dishwasher, space for a washing machine, tiled flooring, two radiators and access to:

### Pantry/Utility

6' x 7'3 approx (1.83m x 2.21m approx)

Obscure double glazed window to the side, tiled floor, ceiling light, space for an American style fridge freezer, space for a tumble dryer.

### First Floor Landing

Carpeted flooring, double radiator, original wooden feature wrap around balustrade, ceiling light, obscure double glazed window to the side, doors to:

### Bedroom 1

13'6 x 14'5 approx (4.11m x 4.39m approx)

Double glazed bay window to the front with obscure glazed top panels, double radiator, wall lights, built-in wardrobes with cupboards above, carpeted flooring, original door frames.

### Bedroom 2

13'7 x 13'6 approx (4.14m x 4.11m approx)

Double glazed window to the front with obscure glazed top panels, double radiator, wall lights and bedside tables and new carpeted flooring.

### Bedroom 3

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

Double glazed window with built-in blinds to the side, wall lights, double radiator and new carpeted flooring.

### Bedroom 4/Office

5'5 x 7'2 approx (1.65m x 2.18m approx)

Double glazed window to the front, new carpeted flooring, ceiling light and a radiator.

### Separate w.c.

Obscure double glazed window to the side, tiled floor and walls, high flush w.c., ceiling light and extractor fan.

### Bathroom

Tiled floor and walls, fully tiled shower enclosure, extractor fan, bath with a mains fed shower, vanity wash hand basin with storage either side, radiator, extractor fan, floor to ceiling built-in storage.

### Outside

To the front of the property there is a brand new block paved driveway with space for three cars, courtesy lighting, walled boundaries and has been newly rendered and painted.

Courtesy lighting, well maintained landscaped garden with two sheds and an outside toilet which houses the boiler, block paving, side access for the bins, large lawned garden and a summerhouse.

### Directions

Proceed out of Long Eaton along Nottingham Road and the property can be found as identified by our for sale board.

### Council Tax

Erewash Borough Council Band E

### 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, 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





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			
<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.