



Neale Street,  
Long Eaton, Nottingham  
NG10 1FF

**O/I/R £195,000 Freehold**





THIS IS AN EDWARDIAN SEMI DETACHED HOME WHICH REQUIRES SOME UPDATING, WITH THE PROPERTY BEING WELL PLACED FOR EASY ACCESS TO THE CENTRE OF LONG EATON.

Being located on Neale Street, this large three bedroom, semi detached Edwardian property provides a lovely home which a new owner can move into and then decide what work they might want to carry out so it suits their own requirements. The property offers spacious accommodation arranged on two floors and for the size of the living and bedroom accommodation to be appreciated, we recommend interested parties take a full inspection so they are able to see all that is included in this spacious property for themselves. Being situated on Neale Street the house is within easy reach of the centre of Long Eaton and therefore to the main supermarkets and other retail outlets provided by the town centre with there also being excellent local schools within easy reach as well as many other amenities and facilities.

The property stands back from Neale Street and is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central heating and double glazing. The property is entered through the main entrance door which is at the side of the house and this leads into an open plan area where the original reception hall is combined to the lounge at the front and this large open plan living space has a feature fireplace and a box bay window to the front. There is a separate dining/sitting room which opens to the large kitchen which is well fitted with wall and base units and off the kitchen there is a ground floor shower room which has a w.c. To the first floor the landing leads to the three good size bedrooms, a first floor shower room and separate w.c. which can also be accessed from the second bedroom. Outside there is a walled area at the front of the house, a path leads down the left hand side to the main entrance door and through a gate to the rear garden which has been designed to keep maintenance to a minimum but provides a lovely spot to sit and enjoy outside living.

The property is only a few minutes walk away from the centre of Long Eaton where there are Asda, Tesco and Lidl stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the well regarded Clifford Gym in the town centre and the excellent nearby transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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.



The main entrance door to the property is positioned on the side and this is a UPVC door with a feature ornate glazed inset panel with an opaque double glazed panel above leading into:

#### Lounge/Sitting Room

18'4 × 12'9 approx (5.59m × 3.89m approx)

As people will see when they view the property, one of the internal walls from the hall to the front room has been removed to enlarge the size of this main living space. This large room has a double glazed box bay window to the front with an opaque double glazed window to the side, the stairs lead to the first floor and have a double cupboard beneath, feature coal effect gas fire (not tested) set in an ornate Adam style fireplace with an inset and hearth, there are two radiators, cornice to the wall and ceiling, picture rail to the walls and a central plaster rose to the ceiling,

#### Dining Room

12'9 × 12'5 approx (3.89m × 3.78m approx)

Double glazed window to the rear, radiator in a housing, picture rail to the walls and an open through into:

#### Kitchen

16' × 7'9 approx (4.88m × 2.36m approx)

The kitchen is fitted with wood finished units and includes a 1½ bowl stainless steel sink with a mixer tap set in a work surface with two double cupboards beneath, five ring gas hob set in a second work surface with two double cupboards and three drawers below, Indesit double oven with cupboards above and below, upright storage cupboard, integrated fridge and freezer, shelved pantry cupboard, Worcester Bosch boiler housed in a matching wall cupboard, further work surface with space for an automatic washing machine and a cupboard under, matching eye level wall cupboards and hood to the cooking area, tiling to the walls by the work surface areas, two double glazed windows to the side, half opaque double glazed door leading out to the rear of the property, recessed lighting above the wall cupboards and there is a sliding door to:

#### Shower/Wet Room

8'5 × 6'7 approx (2.57m × 2.01m approx)

The shower/wet room has a Mira electric shower, a wall mounted hand basin and low flush w.c., radiator, the walls are fully tiled, opaque double glazed window, hatch to roof storage space, extractor fan and a radiator.

#### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch with wooden ladder to the loft which has two Velux windows and it is well insulated, there are three wall lights on the landing and original panelled doors to:

#### Bedroom 1

12' × 11'9 approx (3.66m × 3.58m approx)

Two double glazed windows to the front, there is a fitted bed

position with wardrobes to either side and cupboards over, two double wardrobes with cupboards over to a second wall and a further double wardrobe with cupboards over and drawer units to the side to a third wall and a radiator.

#### Bedroom 2

12'5 × 10' approx (3.78m × 3.05m approx)

Double glazed window to the rear, range of built-in wardrobes with cupboards over and a radiator.

#### En-Suite w.c.

There is a separate w.c. which can be accessed from the second bedroom and also has a door leading out to the landing. This w.c. has tiling to three walls, a low flush w.c. and an opaque double glazed window.

#### Bedroom 3

10'9 × 8'6 approx (3.28m × 2.59m approx)

Double glazed window to the rear, hand basin with a double cupboard under and a radiator.

#### Shower Room

Fully tiled with a large walk-in shower having a mains flow shower system with tiling to two walls, a protective glazed screen and sliding door, low flush w.c., opaque double glazed window and a radiator.

#### Outside

At the front of the property there is a stone wall running along the front boundary and a path leading down the left hand side of the property which provides access to the main entrance door and through a gate to the rear garden. There is an outside light at the side of the house.

At the rear of the property there is a concrete area with a wall to the left hand boundary and there is an outside light at the side of the house. There is a gate leading onto an astroturf lawned garden which has been designed to help keep to a minimum, with the garden being kept private by having a wall and fence to the left hand side and a fence to the right and rear boundaries. There is a shed which has power and lighting and will remain at the property when it is sold.

#### Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the library into Lower Brook Street. Continue for a short distance taking the right turning into Neale Street where the property can be found on the right hand side as identified by our for sale board.

7552AMMP

#### Council Tax

Erewash Borough Council Band A







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.