



William Street,  
Long Eaton, Nottingham  
NG10 4GB

**£325,000 Freehold**



OPEN DAY SATURDAY 29TH JUNE 10AM-11:30AM - CALL 0115 946 1818 TO ARRANGE YOUR SLOT!

A REFURBISHED AND TASTEFULLY UPGRADED, GABLE FRONTED DETACHED HOUSE PROVIDING SPACIOUS OPEN PLAN LIVING ACCOMMODATION AND THREE GOOD SIZE BEDROOMS BEING SOLD WITH NO UPWARD CHAIN

Presenting a beautifully-presented, fully refurbished and spacious gable fronted family residence, this three-bedroom detached house with new gas central heating and double glazed through out, offers an enviable lifestyle in a popular area of William Street. This property boasts proximity to a wealth of local amenities, including shops, eateries, schools, and convenient commuting links, ensuring both comfort and convenience for its residents. Upon entering, you are welcomed by a bright and inviting hallway. The ground floor features a spacious reception room, with new flooring and internal doors throughout, with doors opening to the open-plan Kitchen Diner. The heart of the home lies in the modern kitchen/diner, thoughtfully designed with ample storage and counter space, integrated appliances, and a sociable dining area with french doors opening to the garden, perfect for hosting gatherings with family and friends. A convenient under-stairs cupboard and a ground floor W/C complete the ground level, ensuring practicality and functionality for everyday living. To the first floor, the landing leads to a newly fitted bathroom and three good size bedrooms. Outside, there is a driveway for at least three vehicles with a brick built detached garage with an electronically controlled up and over door. The garden is a serene space with a newly laid patio area and lawn. For the size and quality of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live. Being only a few minutes driveway away from Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands 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.



### Entrance Hall

7'8 x 20'4 approx (2.34m x 6.20m approx)

The entrance hall is a welcoming light and airy space, with a new composite front door to the side with UPVC double glazed windows to the front, modern grey laminate flooring as you initially walk in, leading to newly fitted grey carpet with two ceiling lights, doors to:

### Ground Floor w.c.

2'1 x 3'9 approx (0.64m x 1.14m approx)

The downstairs W.C has a UPVC double glazed window to the side, white low flush w.c., wash hand basin and ceiling light.

### Lounge

15'4 x 11'1 approx (4.67m x 3.35m approx)

The front lounge has UPVC double glazed window to the front and newly fitted grey carpet, with a ceiling light and a radiator.

### Open Plan Kitchen Diner

18'3 x 18'9 approx (5.56m x 5.72m approx)

The spacious dual aspect open plan kitchen diner has UPVC double glazed French doors opening to the rear garden and UPVC double glazed windows to the rear and side, newly fitted grey laminate flooring throughout, two ceiling lights over the dining /living space with spotlights over the kitchen area, and a new radiator. The well equipped kitchen consists of modern grey gloss Howdens base and wall units with white work surfaces, with a large island with breakfast bar, integrated fridge and freezer, space for washing machine and space for dishwasher. The stainless steel inset sink has a built in drainer with swan neck mixer tap. There is a large pantry/cupboard for storage.

### First Floor Landing

7'2 x 9'7 approx (2.18m x 2.92m approx)

The landing has a UPVC double glazed window to the side, with access to the loft via a loft hatch, airing/storage cupboard and doors to:

### Bedroom 1

10'5 x 11'5 approx (3.18m x 3.48m approx)

The master bedroom has a UPVC double glazed window to the front, new grey carpeted flooring, ceiling light and radiator, with inset space perfect for in-build wardrobes.

### Bedroom 2

10'5 x 10'6 approx (3.18m x 3.20m approx)

The second bedroom has a UPVC double glazed window to

the rear, new grey carpeted flooring, ceiling light, radiator and recess for wardrobes.

### Bedroom 3

7'2 x 7'5 approx (2.18m x 2.26m approx)

The third bedroom has a UPVC double glazed window to the front, new grey carpeted flooring, ceiling light and a radiator.

### Bathroom

7'2 x 7'3 approx (2.18m x 2.21m approx)

The family bathroom has an obscure UPVC double glazed window to the rear, newly tiled flooring, ceiling spotlights, radiator, bath with feature modern tiled wall, low flush w.c. and wash hand basin with in-built storage.

### Outside

To the front there is a walled area, having been designed and landscaped to help keep maintenance to a minimum with a cotswold stone chipped area and established planted borders to the sides and there is an outside light by the front door. To the right hand side of the property there is a tarmac driveway and gate and fencing with a driveway leading down the right hand side of the house to the garage which is positioned to the rear with the area at the side of the house providing a secure and private area to sit or for young children to play and between the house and garage there is a wooden gate which leads into the rear garden.

The rear garden is mainly a newly lawned area with a patio area directly outside the french doors, with a border to the rear. The rear garden is a lovely spot to sit and enjoy outside living and has fencing to the left hand side and rear boundaries. There is outside lighting and an external water supply provided.

### Garage

15'6 x 9 approx (4.57m | .83m x 2.74m approx)

The brick built detached garage features an electroconically operated up and over door and a window to the side. The garage has power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street where the property can be found by our for sale board. 7922JG

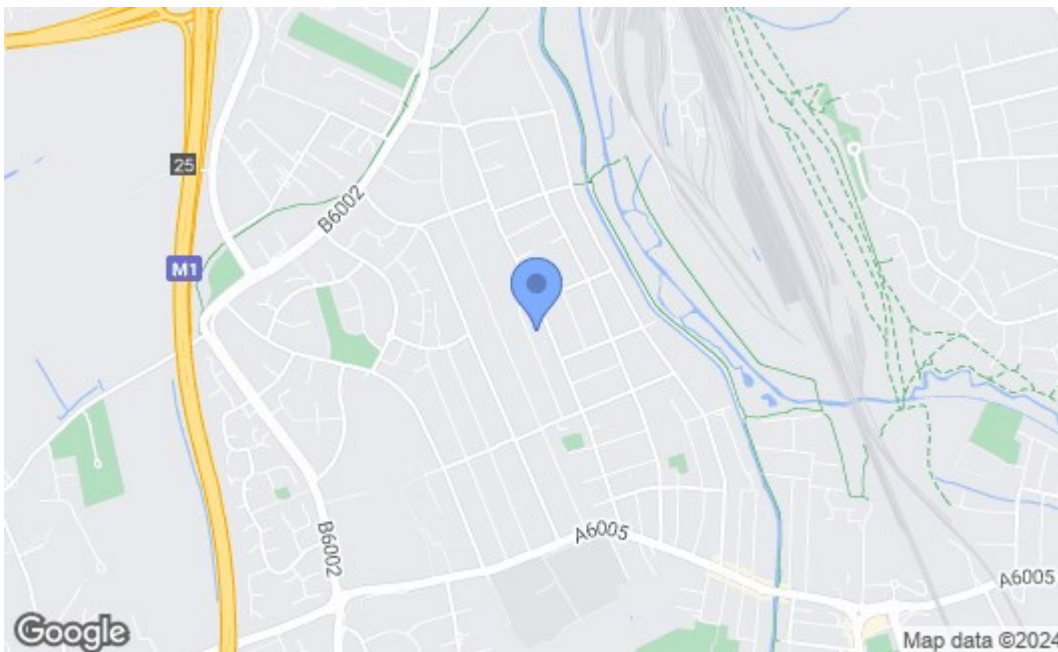
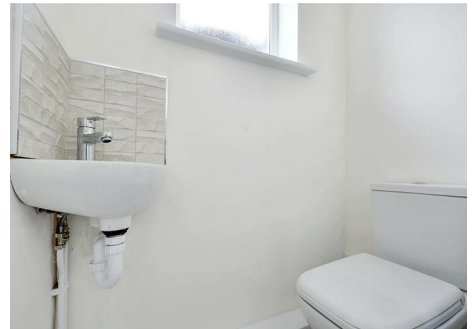
### Council Tax

Erewash Borough Council Band C





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C024



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			
		71	83
<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.