



Main Street,
Long Eaton, Nottingham
NG10 1GR

£290,000 Freehold

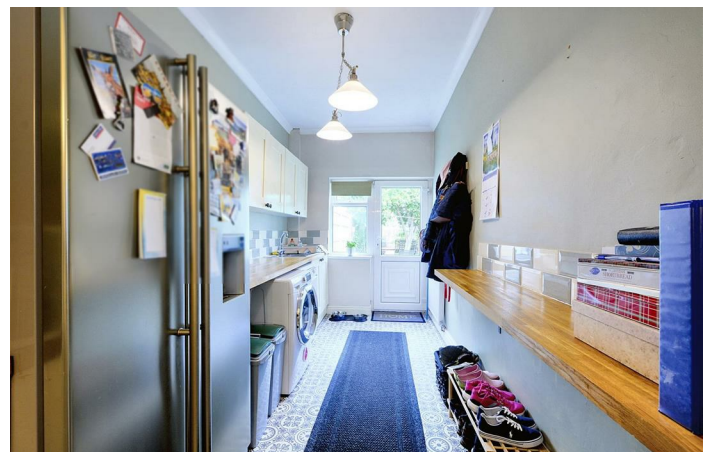


A SUPERB TRADITIONAL SEMI DETACHED HOME PROVIDING THREE DOUBLE BEDROOMS AND THREE RECEPTION ROOMS. AVAILABLE FOR SALE WITH NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED.

Robert Ellis are delighted to bring to the market this spacious semi detached home which benefits from many traditional features and well presented accommodation throughout. The property provides a larger than average living accommodation which we feel must be viewed to be fully appreciated. Having the benefit of being located close to the heart of Long Eaton, being within walking distance of all the amenities the area has to offer. The property will suit a growing family in search of a home with character and versatile living space throughout. Available for sale with no upward chain, contact the office to make your viewing today.

Being constructed of brick to the external elevation all under a tiled roof and deriving the benefit of modern convenience such as gas central heating and double glazing, the traditional and well presented accommodation must be viewed! In brief the accommodation comprises entrance porch, hallway, lounge, open plan kitchen diner leading into a separate snug/family room, with a separate utility space doubling as a boot room. The snug leads into a conservatory overlooking the landscaped rear garden. To the first floor there are three double bedrooms, two with inbuilt storage, and a fantastic four piece bathroom. The property sits on a large plot with a driveway providing ample off road parking to the front and the rear garden is fully enclosed with patios, decking, lawn and borders: Perfect to relax and entertain in.

As previously mentioned the property is within walking distance of all the local amenities offered by Long Eaton and the surrounding area including the Asda and Tesco superstore and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton station and the A52 providing direct access to Nottingham and Derby.



Entrance Porch

4'7" x 6'3" approx (1.40m x 1.91m approx)
UPVC double glazed door to the front, UPVC double glazed window to the side, tiled flooring, wall light with space for shoes and coats.

Entrance Hallway

3'4" x 9'4" approx (1.02m x 2.84m approx)
UPVC door to the front, carpeted flooring, radiator, ceiling light and doors to:

Lounge

14' x 15'8" approx (4.27m x 4.78m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, feature fireplace with electric fire, coving and ornate ceiling detail.

Open Plan Kitchen Diner

20' x 12' approx (6.10m x 3.66m approx)
Two UPVC double glazed windows to the side, laminate flooring, two ceiling lights, radiator, coving, large solid wood 8' breakfast bar with a mix of cream Shaker style wall and base units, inset Belfast ceramic sink with swan neck mixer tap, grey and cream splashback tiles, Range cooker and matching extractor fan, large understairs pantry and ample storage and drawers.

Utility/Boot Room

6'8" x 14' approx (2.03m x 4.27m approx)
UPVC double glazed window and French doors to the rear, linoleum flooring, radiator, ceiling light, cream Shaker units with work surface over, inset stainless steel sink and drainer with spaces for a fridge freezer, washing machine and dishwasher and cream and green splashback tiles.

Snug/Family Room

12'9" x 13'4" approx (3.89m x 4.06m approx)
UPVC double glazed sliding doors to the conservatory, wooden laminate flooring, radiator, TV point, coving, feature exposed brick fireplace with log burner and slate hearth.

Conservatory

9'8" x 11'9" approx (2.95m x 3.58m approx)
UPVC double glazed windows and doors, tiled floor, glass roof, radiator and wall light.

First Floor Landing

15'5" x 7'3" approx (4.70m x 2.21m approx)
Carpeted flooring, ceiling light, large built-in storage cupboard, loft access hatch, feature wall mural and doors to:

Bedroom 1

14' x 13'3" approx (4.27m x 4.04m approx)
UPVC double glazed window to the front, painted floorboards,

ceiling light, radiator, large walk-in storage cupboard (8' x 3' offering the potential to convert into an en-suite) housing the boiler.

Bedroom 2

13'5" x 12'1" approx (4.09m x 3.68m approx)
UPVC double glazed window to the rear, varnished floorboards, ceiling light, radiator, two large built-in wardrobes.

Bedroom 3

11'8" x 12'11" approx (3.56m x 3.94m approx)
UPVC double glazed window to the side, ceiling light, painted floorboards, radiator and single glazed window to the landing.

Bathroom

14' x 6'9" approx (4.27m x 2.06m approx)
Obscure UPVC double glazed window to the rear, large stone floor tiles, ceiling light, large chrome towel radiator, corner bath with waterfall tap, wooden unit housing his and her sinks with storage under, large walk-in shower with rainwater shower head and hand held shower, extractor fan.

Outside

To the front of the property there is parking for three vehicles on a tarmac driveway.

To the rear there is a decked area with paving and land and beds to the left hand side and there is a path leading to a decked area at the rear, large shed, fully enclosed with fencing and walls to the boundaries. Access from the front to the rear is down the right hand side and there is also a log store.

Directions

Proceed out of Long Eaton along Waverley Street and continue over the mini island and through the main traffic lights where the property can be found on the left hand side.
8055AMJG

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 16mbps, Superfast 80mbps
Phone Signal – O2, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water high
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			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.