Robert Ellis

look no further...

Lime Grove,
Long Eaton, Nottingham
NG10 4LD

Price Guide £300-325,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

EXCEPTIONAL FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITH STUNNING WREN KITCHEN, PERIOD CHARM AND PRIME LONG EATON LOCATION.

Occupying a prestigious tree-lined street renowned for its attractive homes and outstanding kerb appeal, this substantial four-bedroom semi-detached property has been beautifully updated to create a stylish and welcoming family home. Perfectly positioned within walking distance of the entrance to West Park and conveniently close to the centre of Long Eaton, the property combines elegant period character with contemporary living. The accommodation is presented to an exceptional standard throughout and benefits from gas central heating and double glazing. Stepping inside, the home immediately impresses with its beautifully redecorated reception rooms, where charming original features blend seamlessly with modern finishes. Attractive LVT flooring flows throughout the ground floor, enhancing both the aesthetic appeal and practicality of the living space. At the heart of the home is a stunning Wren breakfast kitchen, thoughtfully designed with both style and functionality in mind, creating the perfect setting for family life, informal dining and entertaining guests. To the first floor, four generously proportioned bedrooms provide versatile accommodation for growing families, complemented by a well-appointed family bathroom. Outside, the enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring attractive decking and patio areas that provide a wonderful space for outdoor dining, entertaining or simply relaxing in a private setting. Offering spacious accommodation, stylish interiors and a highly sought-after location, this outstanding property represents a rare opportunity to acquire a superb family home within one of Long Eaton's most desirable residential settings.

The property is entered via a light and airy entrance hall, immediately setting the tone for the accommodation beyond, with beautiful original cornicing, a panelled staircase and a wealth of character features. Doors lead to the elegant lounge, which has recently been redecorated and benefits from a stylish illuminated media wall, whilst shutters adorn the attractive front-facing bay window. The separate dining room has been thoughtfully designed with a rich, colour-drenched aesthetic, creating a cosy and sophisticated retreat, complete with a feature fireplace and half-shutters providing both privacy and charm.

The heart of the home is undoubtedly the impressive dual-aspect breakfast kitchen, which has been upgraded in recent years with a contemporary Wren kitchen featuring striking copper accents, Calcutta quartz worktops, a breakfast bar and a range of integrated appliances. Anthracite grey sliding doors flood the room with natural light and provide seamless access to the rear garden, making it an ideal space for both everyday family living and entertaining. To the first floor, a split-level landing leads to four well-proportioned bedrooms and a modern family bathroom. Outside, the property enjoys a beautifully maintained, low-maintenance enclosed rear garden, enclosed by brick walls and thoughtfully landscaped with decking, patio seating areas and attractive raised planter beds. A lockable side gate provides secure access to the front of the property. This exceptional home effortlessly combines the elegance of its period heritage with the convenience and style of modern living, resulting in a truly turnkey property ready for immediate occupation.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where other retail outlets, supermarkets and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A52 and A50, with both Long Eaton train station and East Midlands Airport being a short drive away. An internal viewing is highly recommended to appreciate the property, location and specification on offer.

Open Porch
3'3 x 4'2 approx (0.99m x 1.27m approx)
Courtesy light and brick flooring leading to:

Entrance Hall
6'1 x 23'3 approx (1.85m x 7.09m approx)
Original panelled front door with inset glazed panel and window above, LVT wood effect flooring extending through the ground floor accommodation, designer double column radiator, ceiling light, cornice to the ceiling, doors to the lounge, dining room and kitchen and stairs to the first floor having a runner and rods, understairs storage cupboard.

Lounge
15'7 x 14' approx (4.75m x 4.27m approx)
UPVC double glazed bay window with fitted shutters to the front, LVT wood effect flooring, radiator, dimmable ceiling light and ceiling rose, cornice, picture rail, built-in lit media wall with flush storage cupboards, inset electric fireplace and space and point for a TV.

Dining Room
13' x 12'4 approx (3.96m x 3.76m approx)
UPVC double glazed window with fitted shutters to the rear, LVT wooden flooring, ceiling light, double radiator, cornice, feature fireplace with inset gas fire (not tested), TV point and picture rail.

Extended Breakfast Kitchen
18'7 x 11'7 approx (5.66m x 3.53m approx)
This dual aspect room has anthracite grey sliding double glazed doors to the rear, window to the side, LVT wood effect flooring, ceiling light over the breakfast bar and LED black surround recessed ceiling spotlights, built-in period pantry cupboard, double radiator, recently re-fitted Wren kitchen (installed 2024) consists of a feature texture concrete and grey matt with copper handles, slow close wall, drawer and base units to two walls with Calcutta quartz work surface and a large breakfast for at least 3 people, splashbacks, inset black composite sink with black contemporary swan neck mixer tap and Quooker hot water tap, matching black power points, four ring AEG induction hob with black extractor above, matching shelving, Zanussi dual oven and microwave grill, wine fridge, inset dishwasher, full size fridge and freezer with plumbing and spaces for a washing machine and tumble dryer.

First Floor Landing
27' x 6'1 approx (8.23m x 1.85m approx)
The split level landing leads to the four bedrooms and bathroom, carpeted flooring, two radiators, two ceiling lights, cornice and loft access hatch.

Bedroom 1
16' x 12'9 approx (4.88m x 3.89m approx)
UPVC double glazed bay window to the front, double radiator, ceiling light, original cornice, feature capped fireplace and surround, built-in wardrobes and drawers either side of the chimney breast.

Bedroom 2
11'7 x 13'1 approx (3.53m x 3.99m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, double radiator, two wall lights, painted cast iron feature fireplace (not in use).

Bedroom 3
11'6 x 8'2 approx (3.51m x 2.49m approx)
UPVC double glazed window to the rear, grey carpeted flooring, radiator in a housing, ceiling light and loft access hatch.

Bedroom 4
10'1 x 8'6 approx (3.07m x 2.59m approx)
UPVC double glazed window to the side, carpeted flooring, radiator and ceiling light.

Bathroom
5'4 x 9'2 approx (1.63m x 2.79m approx)
Obscure UPVC double glazed window to the front, feature tiled flooring, recessed LED ceiling spotlights, chrome towel radiator, pedestal wash hand basin with a mixer tap, low flush w.c., P shaped panelled bath with mains fed shower having a rainwater shower head and hand held shower, glass screen, feature tiled walls, extractor fan and LED mirror.

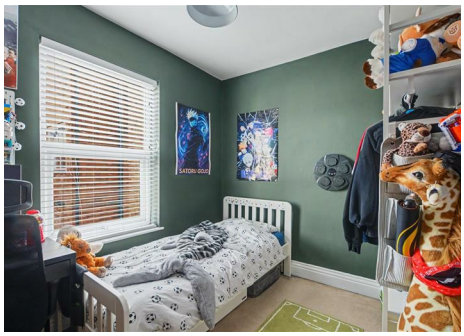
Outside
The property sits back from this tree lined street behind a small brick wall with established shrubs and courtesy lighting. To the right there is access to the rear.

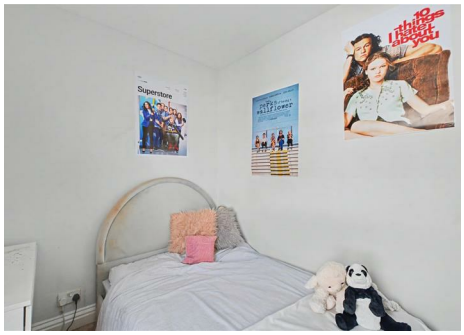
The rear garden is enclosed with walls and fencing to the boundaries, patio area with brick built outhouse, raised decking with brick planter beds to the right hand side with panelled fencing and a slate pebbled area.

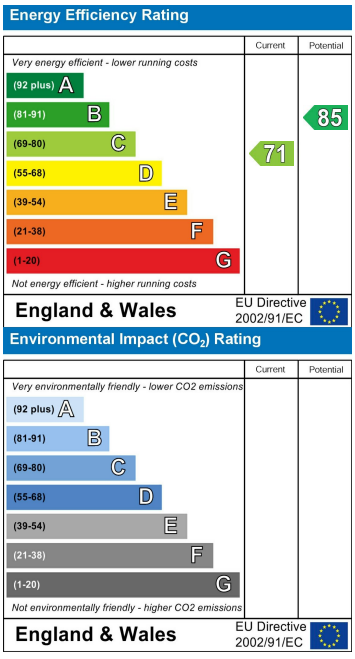
Directions
Proceed out of Long Eaton along Derby Road and after going over the canal bridge, Lime Grove can be found as a turning on the right hand side.
9259JG

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps 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







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818