Robert Ellis

look no further. . .







Nelson Street,
Long Eaton, Nottingham
NG10 1DB

£185,000 Freehold

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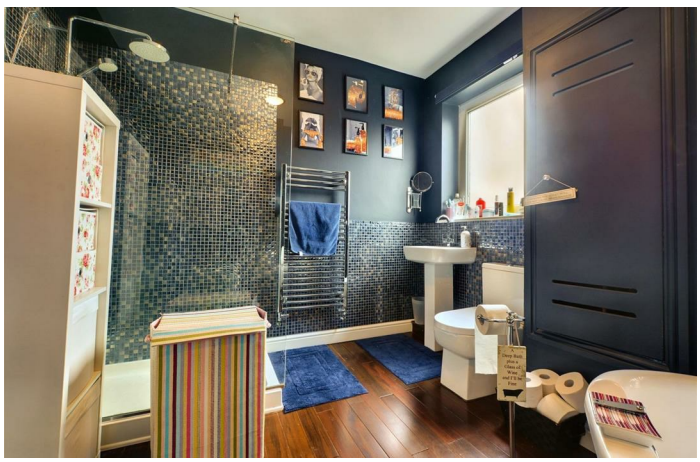
THIS IS AN EXTENDED THREE STOREY HOME WHICH PROVIDES TWO DOUBLE BEDROOM ACCOMMODATION AND SPACIOUS GROUND FLOOR LIVING SPACE AND A PRIVATE REAR GARDEN.

Being located just off Tamworth Road, this three storey property offers extended accommodation which we are sure would appeal to many people looking for a traditional property in the Long Eaton area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so that they are able to see all that is included in this lovely home for themselves. The property is well placed, with easy access to excellent local schools and the town centre, where there are several major supermarkets and other amenities and facilities.

The property is constructed of brick with rendered external elevations under a pitched tiled roof. The well appointed accommodation derives all the benefits from having gas central heating with underfloor heating in the living kitchen area, and double glazing and being entered through a stylish composite front door includes a lounge which has a feature fireplace with display cabinets to either side, the living/dining kitchen which is fitted with Shaker-style units and has wooden work surfaces, and French doors leading out to the rear garden. The first floor landing leads to a double bedroom and the luxurious bathroom which has a standalone bath and separate walk-in shower. To the second floor there is the main bedroom suite which is a large bedroom (20ft x 11ft) with a sumptuous feel which we are sure will be attractive to many buyers. Outside, there is a resin seating area with a path leading to a shed, bike store and summerhouse at the bottom of the garden. There is a lawn with a border to the side and the garden is kept private by having fencing to the boundaries.

The property is within walking distance of Long Eaton town centre where you can find Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets. There are healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields, excellent schools for all ages are within walking distance of the house, there are walks along the Erewash Canal which takes you to Trent Lock and the transport links include Junctions 24 and 25 of the M1, Long Eaton Station, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, and the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.





Lounge/Sitting Room
11' x 11' approx (3.35m x 3.35m approx)
Stylish composite front door with two inset leaded opaque glazed panels, double glazed window with fitted privacy blind to the front, stone effect gas fire set in an Adam-style surround with a marble effect inset and hearth, radiator, display cabinets to either side of the chimney breast with glazed shelving, a mirrored backplate and lighting with double cupboards below.

Living/Dining Kitchen
23' x 11' approx (7.01m x 3.35m approx)
The kitchen is fitted with grey Shaker-style units having brushed stainless steel fittings and wooden work surfaces and includes a stainless steel sink with a mixer tap and five ring gas hob set in a wooden work surface which extends to three sides and has seating along one side and space for an automatic washing machine, cupboards, integrated dishwasher, oven and three wide drawers below, wooden work surfaces with double cupboard and space for tumble dryer beneath, shelved upright pantry-style cupboard, hood and backplate to the cooking area, shelving to two walls, sloping ceiling with Velux window, double glazed window to the rear and double opening double glazed French doors with fitted blinds leading out to the rear garden.

The dining area has display shelving to two walls, tiled flooring which extends across the whole of the living/dining kitchen with underfloor heating and stairs with cloaks cupboard below leading to the first floor.

First Floor Landing
The balustrade continues from the stairs onto the landing and there is a door providing access to the stairs which take you to the second floor.

Bedroom 2
11' x 11' approx (3.35m x 3.35m approx)
Double glazed window with fitted privacy blind to the front, vertical radiator, built-in cupboard and picture rail to the walls.

Bathroom
This luxurious bathroom has a feature standalone claw foot slipper bath with a floor mounted mixer tap and handheld shower, walk-in shower with a mains flow shower system including a rainwater shower head and a handheld shower, mozaic tiling to two walls and a protective glazed screen, low flush w.c., pedestal basin with mixer tap, two double glazed windows, vertical radiator, tiling to the walls by the sink and w.c. areas and a Baxi boiler is housed in a built-in cupboard.

Second Floor

Bedroom 1
20' x 11' approx (6.10m x 3.35m approx)
The large main bedroom has a balustrade continuing from the stairs into the bedroom, double glazed window to the front, hatch to loft and a feature cast iron radiator.

Outside
The garden is at the rear of the property and has been landscaped with a resin seating area immediately to the rear of the property and a pathway leads to the shed and summerhouse at the bottom of the garden. There is a lawn with a border to the side and the garden is kept private by fencing to the left hand boundary and trellis and fencing to the right hand side. As well as the summerhouse, there is a good quality shed and a bike store which will remain with the property when it is sold. There is access to the front of the house where there is a locked gate at the side of the neighbouring property. Outside power points, lighting and an external water supply are provided.

Summerhouse
7' x 7' plus size of store (2.13m x 2.13m plus size of store)
The summerhouse is positioned at the bottom of the garden and has double opening glazed doors leading out to a decked area at the front and there is a secure storage area within the summerhouse.

Directions
Proceed out of Long Eaton along Tamworth Road and Nelson Street can be found as a turning on the left with the property on the left.

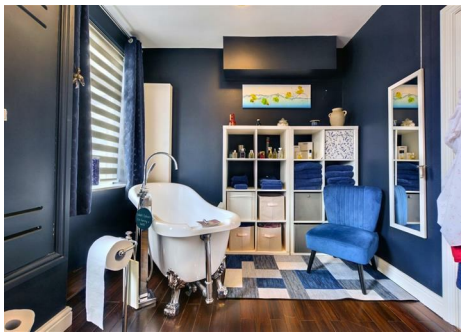
Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



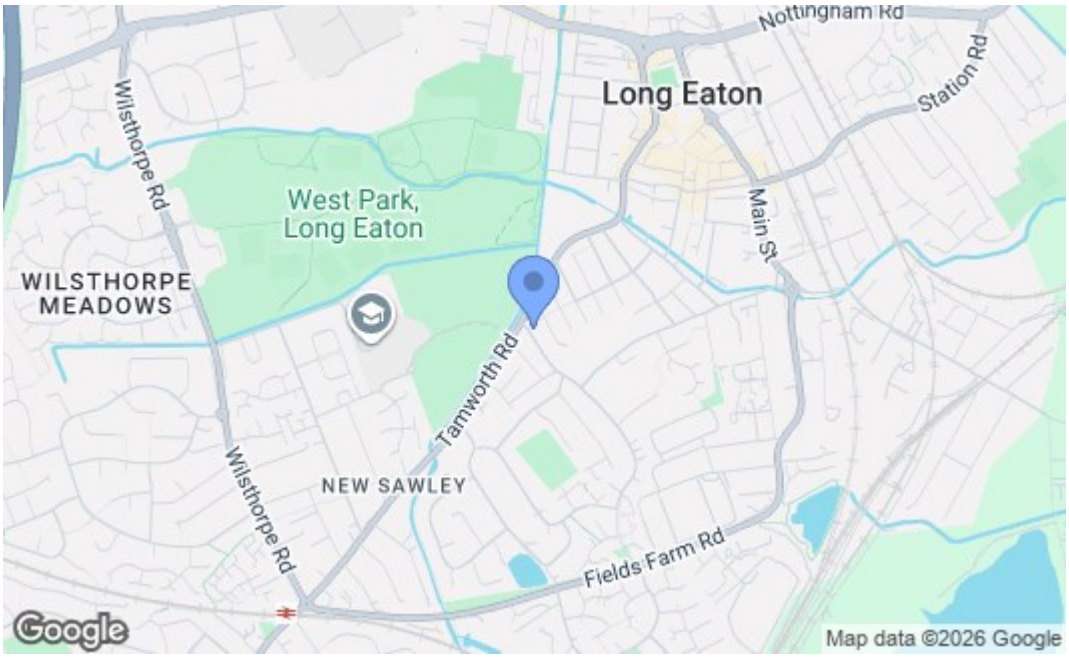


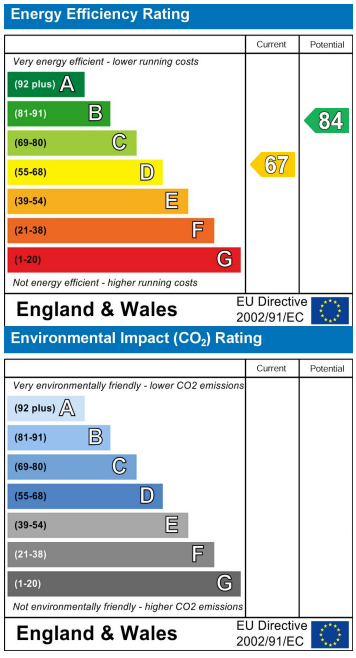












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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