Robert Ellis

look no further...







Wellington Street,
Long Eaton, Nottingham
NG10 4LY

£255,000 Freehold

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THIS IS AN IMMACULATE THREE BEDOROM HOME WHICH OVER THE PAST COUPLE OF YEARS HAS BEEN TASTEFULLY REFURBISHED AND UGPRADED THROUGHOUT AND PROVIDES A BEAUTIFUL HOME WITH NO WORK REQUIRED BY A NEW OWNER BEFORE THEY MOVE IN.

Being located on Wellington Street, this three bedroom semi detached property has recently undergone a complete refurbishment and upgrade programme by the current owner which has included re-wiring throughout, new double glazing and a new heating system installed, the dining kitchen has been re-fitted with Shaker style units and the bathroom has also been replaced. For the size and layout of the accommodation and for the quality of the workmanship to be fully appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful 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.

The property is constructed of brick with composite panelling to the front and rear elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits of having a new central heating system and new double glazing throughout. Being entered through the front door the house includes a reception hall with Karndean style flooring which extends across the whole of the ground floor living accommodation and there is a ground floor w.c. off the hall, the kitchen is fitted with grey Shaker style units and has integrated cooking appliances, the lounge/living room has a feature media wall including a recess for a TV, a flame effect fire below and shelving to one side and there are bi-fold doors with fitted blinds leading out to the private southerly facing rear garden. To the first floor the landing leads to the three good size bedrooms and the luxurious bathroom which has a new suite including a P shaped bath with a mains flow shower over. Outside there is a newly laid block paved driveway at the front extending down the left hand side of the property, with the drive providing off road parking for several vehicles, the rear garden has also been landscaped with a porcelain slabbed patio and an astroturf lawn, which helps to keep maintenance to a minimum, there is a shed in the bottom left hand corner, a wall running along the rear boundary and fencing to the sides, with the easily maintained garden providing several places to sit and enjoy outside living during the warmer months.

The property is only a few minutes walk away from Long Eaton town centre where there is are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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.





Porch
An open porch with recessed lighting in the ceiling, UPVC front door with two inset opaque double glazed panels and an opaque double glazed side panel leading into:

Entrance Hall
Having Karndean style flooring extending across the whole of the ground floor living area, a carpeted staircase with a balustrade leading to the first floor, radiator, recessed lighting to the ceiling, walk through into the dining kitchen and oak veneer panelled doors to an understairs storage cupboard where the electric consumer unit is housed with the Karndean style flooring extending into the understairs cupboard and there is an oak veneer panelled door to:

Cloaks/w.c.
Having a white low flush w.c. and a hand basin with a mixer tap, tiled splashback and double cupboard below, radiator, Karndean style flooring, recessed lighting to the ceiling, extractor fan and cornice to the wall and ceiling.

Dining Kitchen
16'6 x 8' approx (5.03m x 2.44m approx)
The newly fitted dining kitchen has grey Shaker style units with copper fittings and includes a 1½ bowl sink with a mixer tap and a four ring Neff hob set in a work surface which extends to three sides that has drawers, cupboards and a housing for a washing machine below, a Neff oven and Hisense microwave oven with cupboards above and below, space for a large American style fridge/freezer, matching eye level wall cupboards, extractor fan over the cooking area, the newly fitted Main boiler is housed in a matching wall cupboard, tiling to the walls by the work surface areas, recessed lighting to the ceiling, cornice to the wall and ceiling, double glazed window with fitted blinds to the front, Karndean style flooring which extends into the dining area, a second double glazed window with fitted blind to the side, radiator and an oak veneer panelled door leading into:

Lounge
14'3 x 10'7 approx (4.34m x 3.23m approx)
The lounge has a three door bi-fold door system with fitted integral blinds leading out to the rear garden, a media wall with a recess and an extendable bracket for a wall mounted TV and below the TV position there is an electric flame effect fire and recessed shelving to the right hand side, Karndean style flooring, recessed lighting to the ceiling, radiator and cornice to the wall and ceiling.

First Floor Landing
The balustrade continues from the stairs onto the landing, oak veneer panelled doors leading to the bedrooms and bathroom, hatch to the loft which is part boarded and has a light, recessed lighting to the ceiling, cornice to the wall and ceiling and a built-in storage cupboard/wardrobe over the bulk-head of the stairs.

Bedroom 1
14'4 x 10'5 approx (4.37m x 3.18m approx)
Double glazed window with fitted vertical blinds overlooking the rear garden, radiator, carpeted flooring, recessed lighting to the ceiling and cornice to the wall and ceiling and power point and aerial point for a wall mounted TV.

Bedroom 2
9'9 x 11'11 approx (2.97m x 3.63m approx)
Double glazed window with fitted blinds to the front, radiator, aerial point and power point for a wall mounted TV and carpeted flooring.

Bedroom 3
7'11 x 6'4 approx (2.41m x 1.93m approx)
Double glazed window with fitted blind to the side, radiator, quality laminate flooring, cornice to the wall and ceiling and two fitted shelves to one wall.

Bathroom
5'9 x 5'9 approx (1.75m x 1.75m approx)
The bathroom has been re-fitted and has a white suite including a P shaped bath with mixer taps and overhead mains flow shower with a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and double cupboard below and a low flush w.c. with concealed cistern, tiling to the walls by the sink and w.c. areas, chrome ladder towel radiator, quality laminate flooring, window with a fitted blind, recessed lighting to the ceiling and an extractor fan.

Outside
At the front of the property there is a block paved driveway which provides off road parking with the drive extending down the left hand side of the house where there are double gates providing access to the rear of the property, fencing to both side boundaries and there is an outside water supply at the front of the house.

At the rear there is a newly laid porcelain tiled patio which extends to the shed positioned in the bottom left hand corner, an astroturf lawn with a raised bed running along the brick wall to the rear boundary, fencing to both side boundaries, up and down outside lights to either side of the bi-fold doors and to the left hand side of the house there is the block paved driveway which leads through double wooden gates to the front of the house and there are power points on the side of the property.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Wellington Street where the property can be found on the left.
9568MP

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, Virgin
Broadband Speed - Standard 16mbps 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















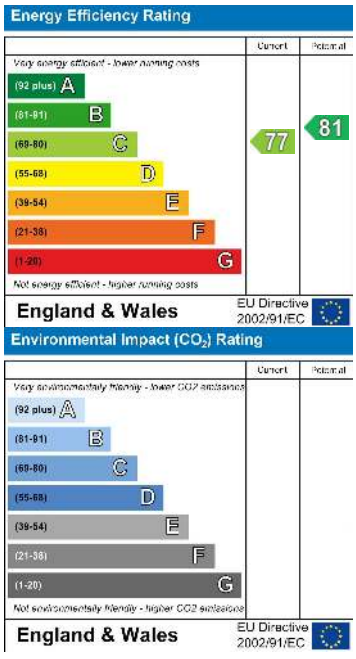

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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