



35 Lawrence Street,
Long Eaton, Nottingham
NG10 1JY

Price Guide £180-185,000
Freehold



A THREE BEDROOM VICTORIAN DETACHED FAMILY HOME

Robert Ellis are pleased to bring to the market this traditional bay fronted Victorian detached property. The property has over the last few years undergone a full programme of modernisation including new DOUBLE GLAZING, REFITTED KITCHEN, REFITTED FOUR PIECE BATHROOM, FULL REPLASTERING throughout, NEW FLOORS, GAS CENTRAL HEATING and RE-WIRING.

The property is located on a corner plot and benefits from having a free standing GARAGE to the rear elevation providing useful secure vehicle parking or storage. This house offers an ideal opportunity for those buyers looking to move directly into a property that needs no further works. The property briefly comprises an Entrance hall, Lounge, separate dining room & Kitchen. To the first floor there are Three bedrooms and a Four piece bathroom. Outside the property is set back slightly from the road, there is a small courtyard and a Detached garage. A viewing is highly recommended to appreciate the size and quality of the accommodation on offer.

Lawrence Street is situated within the heart of Long Eaton and is within easy reach of all the local amenities and facilities on the high street which include the Asda and Tesco superstores and numerous other retail outlets, schools for all ages, health care and sports facilities including the Trent Lock Golf Club and excellent transport links including junctions 24 and 25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing excellent links to both Nottingham and Derby. Viewing highly recommended to appreciate the accommodation on offer.



Entrance Hallway

With UPVC double glazed door to the side elevation, stairs to first floor landing, solid wood flooring and doors off to:

Lounge

14'2 x 12'1 approx (4.32m x 3.68m approx)

This bright and airy lounge benefits from having dual aspect with two UPVC double glazed windows to the side elevation and a double glazed bay window to the front elevation. The room benefits from having recently upgraded and refitted solid wood flooring, wall mounted radiator, original coving to the ceiling and modern feature fireplace incorporating a wooden mantle with cast iron arch inset, marble hearth and Living Flame stainless steel gas fire.

Dining Room

14'2 x 11'9 approx (4.32m x 3.58m approx)

With two double glazed windows to the side elevation, upgraded and refitted solid wood flooring, wall mounted radiator and understairs storage cupboard providing useful additional storage space housing electrical meter and electrical consumer unit. Glazed door leading through to:

Kitchen

13' x 10'6 approx (3.96m x 3.20m approx)

This is a truly magnificent refurbished kitchen having a range of matching wall and base units incorporating a solid wood work surface over, porcelain tiles to the floor and porcelain splashback, 1 1/2 bowl stainless steel sink with mixer tap over, UPVC double glazed windows to both side and rear elevations and obscure glazed UPVC door to the side elevation providing access to the rear garden. The kitchen benefits from having integrated appliances such as dishwasher, washing machine, fridge and freezer, space and gas point for free standing Range cooker with stainless steel extractor hood over, wall mounted radiator and pendant light to the ceiling.

First Floor Landing

With loft access hatch, wall mounted radiator and doors leading off to:

Bedroom 1

14'1 x 11'5 approx (4.29m x 3.48m approx)

With a UPVC double glazed bay window to the front elevation and wall mounted radiator.

Bedroom 2

10'7 x 8'8 approx (3.23m x 2.64m approx)

With a UPVC double glazed window to the side elevation and wall mounted radiator.

Bedroom 3

10'6 x 7'10 approx (3.20m x 2.39m approx)

With a UPVC double glazed window to the rear elevation and wall mounted radiator.

Bathroom

This fully refitted four piece bathroom suite incorporates a larger than average panelled bath, walk-in shower enclosure with mains fed shower over, low flush w.c. and inset vanity unit with cupboards below, tiling to the floor, tiled splashbacks and obscure double glazed window to the side elevation.

Outside

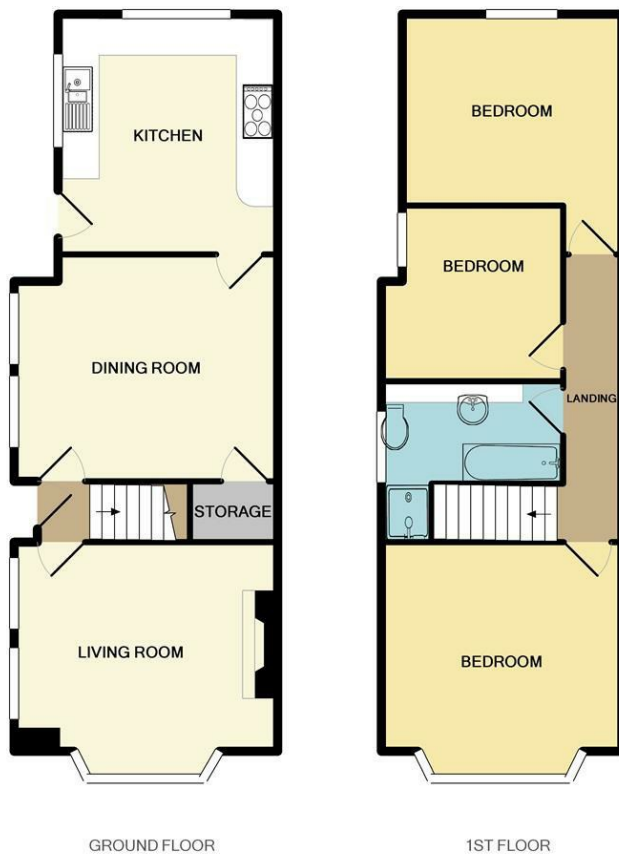
This property is located on a corner plot and benefits from having gardens to three sides. To the front and side elevations there is a rebuilt wall to the front and side boundary providing a small walled area and gated pathway leading to the front entrance door. To the rear of the property there is an enclosed fenced low maintenance garden with paved patio area, outside lighting and outside tap. This property also benefits from having a free standing garage with up and over door and buyers will benefit from having secure vehicle parking or useful additional storage space.

Directions

Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and then left onto Lawrence Street.

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35 LAWRENCE STREET, LONG EATON
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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	44	48
(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	39	73
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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