



Leicester Street,
Long Eaton, Nottingham
NG10 1FJ

£259,950 Freehold



A FANTASTIC SIZE THREE BEDROOM DETACHED FAMILY PROPERTY SITUATED IN A SOUGHT AFTER CUL-DE-SAC WITH A SPACIOUS DRIVEWAY TO THE FRONT.

Robert Ellis are extremely pleased to bring to the market this superb family property offering scope to incoming purchasers to add their own mark and renovate subject to requirements. There is also the potential to extend the property, subject to the necessary permissions. To fully appreciate the size of the accommodation on offer, an early viewing comes highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance lobby, hallway, front living room, dining room, dining kitchen and to the first floor there are three bedrooms and family bathroom with the master bedroom benefiting from an en-suite. There is an integral garage with up and over door, light and power, large tarmac driveway to the front and garden laid to lawn with patio area to the rear.

Situated within easy reach of the shopping facilities offered by Long Eaton including the Asda and Tesco superstores along with numerous other retail outlets found on the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Selling with the benefit of no upward chain.



Entrance Lobby

Composite door to the front, ceiling light point, internal glazed door to:

Hallway

Stairs leading to the first floor, wall mounted radiator, panelled door to:

Living Room

13'7" x 12'10" approx (4.14m x 3.91m approx)

UPVC double glazed bay window to the front, wall mounted radiators, ceiling light points, feature fireplace incorporating quarry tiled hearth and archway through to:

Dining Room

10' x 9'5" approx (3.05m x 2.87m approx)

Sliding double glazed patio doors leading to the enclosed rear garden, wall mounted radiator, coving to ceiling, ceiling light point, glazed door to:

Dining Kitchen

16' x 10'2" approx (4.88m x 3.10m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap, tiled splashbacks, UPVC double glazed window to the rear, wall mounted double radiator, space for dining table, space and point for free standing gas cooker, space and point for free standing fridge freezer, space and plumbing for automatic washing machine, UPVC double glazed door to the side leading to the rear garden. Loft access hatch leading to storage over the garage, understairs storage cupboard.

First Floor Landing

UPVC double glazed window to the side, ceiling light point, loft access hatch, airing/storage cupboard housing the hot water cylinder and panelled doors to:

Bedroom 1`

11'7" x 9'3" approx (3.53m x 2.82m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point and panelled door to:

En-Suite

5'11" x 5' approx (1.80m x 1.52m approx)

UPVC double glazed window to the side, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low flush w.c., tiled splashbacks.

Bedroom 2

10'4" x 8'6" approx (3.15m x 2.59m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobe providing additional storage sapce.

Bedroom 3

8'5" x 7'4" approx (2.57m x 2.24m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bathroom

Three piece suite comprising panelled bath, vanity wash hand basin, low flush w.c., wall mounted radiator, tiled splashbacks, UPVC double glazed window to the rear and ceiling light point.

Outside

The property sits in a quiet cul-de-sac with a large tarmac driveway to the front providing ample off the road car standing, fencing to the boundaries and access to the integral garage. To the rear there is an enclosed good size garden laid mainly to lawn with mature hedges and trees to the boundaries, fencing to the borders and paved patio area. Outside tap and outside security lighting.

Garage

16' x 8'7" approx (4.88m x 2.62m approx)

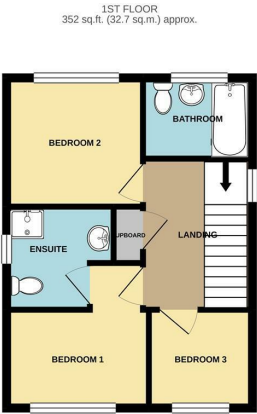
With up and over door to the front, wall mounted gas central heating Potterton boiler, loft access hatch, light and power.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island take the fourth turning into Oakleys Road, left into Leicester Street and the property can be found towards the head of the cul-de-sac as identified by our for sale board.

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TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(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.