



17 Carlton Road,  
Long Eaton, Nottingham  
NG10 3LF

**Price Guide £185-190,000**

**Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY.

Robert Ellis are delighted to bring to the market a property that boasts lots of character, having a bay window to the lounge, traditional internal doors and the original stained glass front door, this charming property is worthy of a viewing to appreciate the spacious accommodation on offer. The property is also conveniently placed for easy access to local shops and amenities and is within walking distance of Long Eaton train station.

The property is set back from the road, situated in a cul-de-sac location and derives the modern conveniences such as gas central heating with Hive controllers and double glazing and briefly comprises entrance hall with ample storage, lounge with bay window, ground floor w.c., dining kitchen and orangery. To the first floor there are three good size bedrooms and re-fitted bathroom. Outside there is off street parking and a low maintenance good size rear garden.

The property is situated within easy reach of all the local amenities and facilities and all those found in nearby Long Eaton town centre including the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

Stained glass front entrance door, stairs to first floor, door to understairs storage cupboard, radiator, dado rail and door to:

### Ground Floor w.c.

Low flush w.c., wash hand basin, tiled splashback, radiator, UPVC double glazed window to the side.

### Lounge

14'5 x 11'7 approx (4.39m x 3.53m approx)  
UPVC double glazed window to the front, gas fire with 'Adam' style surround, exposed floorboards, TV and telephone points.

### Dining Kitchen

17'10 x 9'1 approx (5.44m x 2.77m approx)  
White high gloss wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, tiled floor, integrated oven, grill and gas hob with extractor hood over, gas central heating boiler, appliance space, plumbing for automatic washing machine, radiator, two UPVC double glazed windows to the rear and UPVC double glazed double doors to:

### Orangery

10'5 x 8'5 approx (3.18m x 2.57m approx)  
Brick base orangery with UPVC double glazed windows, double doors and single door to the rear garden, electric storage heater, power, recessed lighting and tiled floor.

### First Floor Landing

UPVC double glazed window to the front, access to the loft via pull down ladder which is partially boarded and has a light, dado rail and doors to:

### Bedroom 1

11'9 x 11'7 approx (3.58m x 3.53m approx)  
UPVC double glazed window to the front, radiator, picture rail, original cast iron fireplace.

### Bedroom 2

10'3 x 8'10 approx (3.12m x 2.69m approx)  
UPVC double glazed window to the rear, radiator, original storage cupboard.

### Bedroom 3

8'9 x 6'10 approx (2.67m x 2.08m approx)  
UPVC double glazed window to the rear, radiator.

### Bathroom

A white three piece suite comprising panelled bath with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, splashbacks, UPVC double glazed window to the side, chrome heated towel rail and recessed lighting.

### Outside

The front of the property is set back from the road with block paving offering off the road parking and shared access to the rear garden. To the immediate rear there is a patio area which is ideal for seating which leads down to the predominantly lawned garden which has borders with flowers and mature shrubs and leads to the bottom of the garden which houses a larger than average shed. The rear garden is privately enclosed with fenced boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini islands and then take the right hand turning into Carlton Road where the property can be found on the left as identified by our for sale board.

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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			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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