



62 Shakespeare Street,
Long Eaton, Nottingham
NG10 4NB

Price Guide £235-240,000
Freehold

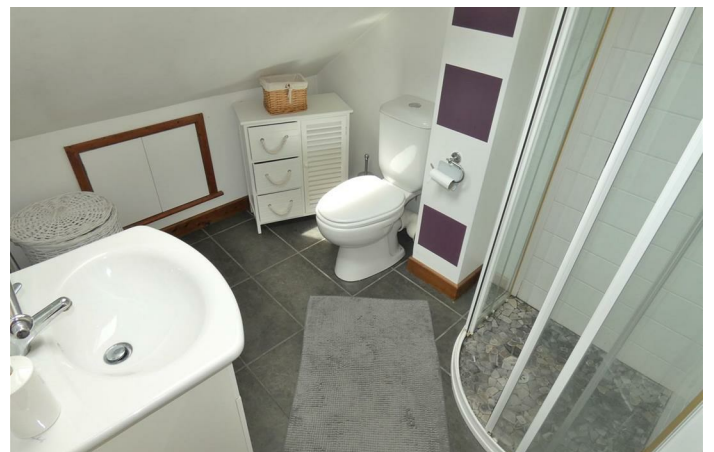


THIS REALLY IS A HOUSE THAT PROVIDES MUCH LARGER ACCOMMODATION THAN PEOPLE WILL THINK SO TO SEE AND APPRECIATE ALL THAT IS INCLUDED IN THIS FOUR BEDROOM HOME, WE STRONGLY RECOMMEND ALL INTERESTED PARTIES DO TAKE A FULL INSPECTION SO THEY ARE ABLE TO SEE THE WHOLE PROPERTY FOR THEMSELVES.

Being situated towards the head of a quiet cul-de-sac but still being within a few minutes walking distance of all the amenities and facilities provided by Long Eaton and the surrounding area, this extended property provides spacious and tastefully finished accommodation which is arranged on three levels with the original garage having been incorporated into the living space and an extension added to the rear which has created a dining/living kitchen which runs along the rear of the property and connects the kitchen area with the main lounge. This definitely is a property which with the living and bedroom space provided and close proximity to the amenities and facilities, will suit the needs and requirements of a busy family.

The property stands back from the road with off the road parking to the front and is constructed of brick to the external elevations under a pitched tiled roof to the main house and a glazed roof to the extension at the rear. The accommodation derives all the benefits of gas central heating, the boiler being re-fitted 2 years ago and has 5 years guarantee remaining, and double glazing and includes an open porch which leads through the front door to the reception hall, the main lounge has a log burning stove and opens into the living/dining area from which there are French doors leading out to the private rear garden and the room connects to the kitchen which is fitted with extensive ranges of wall and base cupboards. At the front of this lovely home there is a further sitting room, which as people will see when they view the property, could have several different uses. To the first floor the landing leads to three good size bedrooms, two of which are double, and have ranges of built-in wardrobes, bathroom which has a white suite with matching tiling to the walls and a separate w.c. There is then a second flight of stairs from the first floor landing taking you to the master bedroom suite which has been created in the loft space and this provides a large double bedroom, off which there is a walk-in storage wardrobe and an en-suite shower room. Outside there is the car standing at the front of the house and a path with two gates to the rear providing access to the rear. The rear garden has been landscaped by the current owners to keep maintenance and upkeep to a minimum and includes an astroturf lawned area leading to a patio which provides something of a sun trap at the bottom of the garden and next to the patio is a good size shed which will be included in the sale, with the garden being kept private by having fencing to three boundaries.

The property is within a few minutes walk of Long Eaton town centre which means it is within easy reach of the Asda and Tesco superstores and many other retail outlets found along the high street, there are various pubs and restaurants and the well known Clifford Gym as well as the West Park Leisure Centre and adjoining playing fields, there are schools for all ages, again within walking distance of the house, healthcare and transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with brick pillar having tiled flooring and panelling to the roof with outside light.

Reception hall

Opaque double glazed front door with matching side panel, stairs with balustrade leading to the first floor with cupboard beneath, cornice to the wall and ceiling and wood panelled doors to:

Family/Sitting Room

16' x 10' reducing to 7'10 approx (4.88m x 3.05m reducing to 2.39m approx)

Double glazed window to the front, cornice to the wall and ceiling and radiator.

Lounge/Sitting Room

16' x 10' approx (4.88m x 3.05m approx)

This room is positioned off the dining/living area and has a log burning stove set in a chimney breast with a wooden mantle and hearth, cornice to the wall and ceiling, radiator, two wall lights and double doors with inset glazed panels leading to the family/sitting room.

Living/Dining Area

16' x 9' approx (4.88m x 2.74m approx)

Double opening double glazed French doors leading out to the rear garden, windows to either side of the French doors with eye level window to one side, glazed sloping roof and radiator.

Kitchen

15' x 7' approx (4.57m x 2.13m approx)

The kitchen is well fitted with the units having brushed stainless steel fittings and includes a 1½ bowl sink with mixer tap set in a work surface with cupboards and space within the cupboards for an automatic washing machine and tumble dryer, space for a cooking Range with back plate and hood over, work surfaces to either side, one with drawers beneath and the other with cupboards below, upright larder cupboard with fan heater below and lights to the plinths around the base units, matching eye level wall cupboards, recessed spotlights to the ceiling, opaque double glazed door to the side and space for a large American fridge/freezer.

First Floor Landing

Balustrade continued from the stairs onto the landing, cornice to the wall and ceiling, double glazed window to the side, airing/storage cupboard and cornice to the wall and ceiling. There is a second flight of stairs from the landing taking you to the master bedroom.

Bedroom 1

14' x 10' approx (4.27m x 3.05m approx)

Double glazed window to the rear, range of built-in wardrobes which extend to two walls, double radiator and cornice to the wall and ceiling.

Bedroom 2

12' x 8' plus wardrobes approx (3.66m x 2.44m plus wardrobes approx)

Double glazed window to the front, range of built-in wardrobes to one wall and radiator.

Bedroom 3

9' x 7' approx (2.74m x 2.13m approx)

Double glazed window to the rear and radiator.

Bathroom

The bathroom has a white panelled bath with mixer tap and shower, two tiled recesses to the main wall with glazed shelves and protective screen, pedestal wash hand basin with mixer tap, walls part tiled, opaque double glazed window and radiator with towel rail over.

Separate w.c.

Having a white low flush w.c., wood panelling to the lower part of the walls, chrome heated ladder towel radiator and opaque double glazed window.

Second Floor Landing

Bedroom 4

18' x 11' reducing to 8' approx (5.49m x 3.35m reducing to 2.44m approx)

Two Velux windows and access to the large walk-in wardrobe/storage area which runs the whole length of the room.

En-Suite

The en-suite shower room has a corner shower with tiling to two walls and folding protective doors, low flush w.c. and hand basin with mixer tap and double cupboard beneath, tiled flooring, access to roof space, recessed spotlights to the ceiling, Velux window and a shelf and mirror to the wall by the hand basin position.

Outside

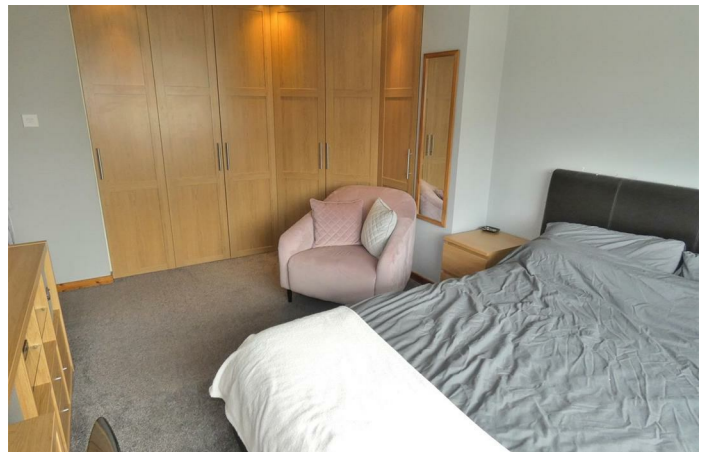
At the front of the property there is a drive and car standing area with access to the rear via a path to the right hand side of the property where there are two gates. At the rear of the property there is an astoturf lawn which leads down to a slabbed patio at the bottom of the garden where there is also a shed (8' x 8') which will remain at the property when it is sold and this has power and lighting provided. The rear garden is kept private by having fencing to the boundaries and there is an outside water supply and lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn right into Bridge Street and left into Shakespeare Street where the property can be found on the right as identified by our 'for sale' board. 5659AMMP

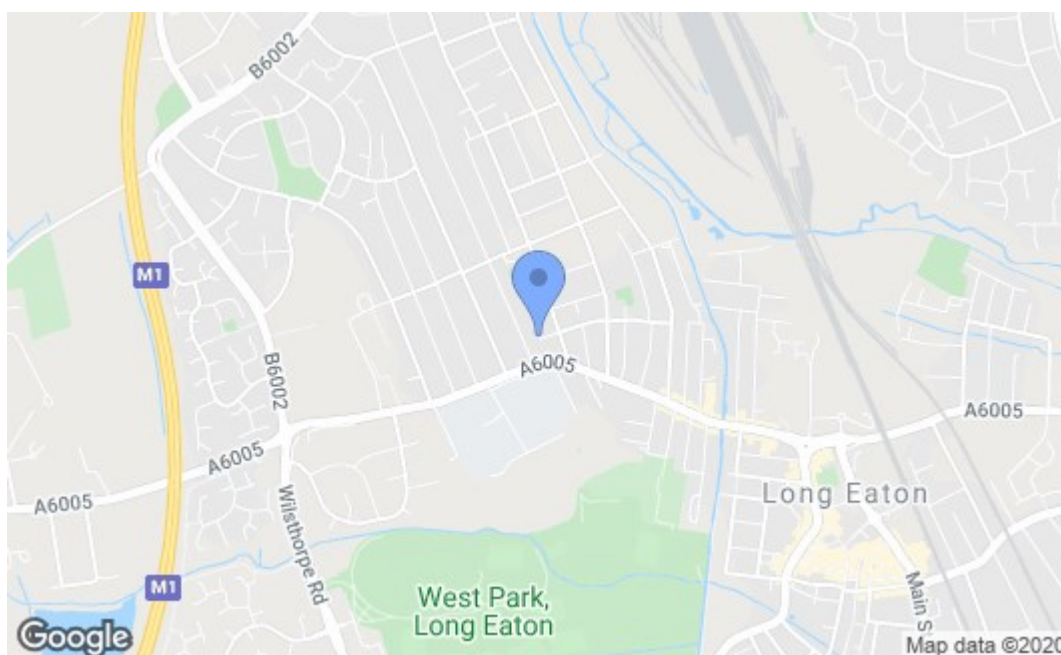
Agents Notes

The boiler was fitted after the EPC was carried out and would now have a higher rating.





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			
		52	78
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			
		46	76
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.