



College Street,  
Long Eaton, Nottingham  
NG10 4GE

**Price Guide £250-260,000**  
**Freehold**

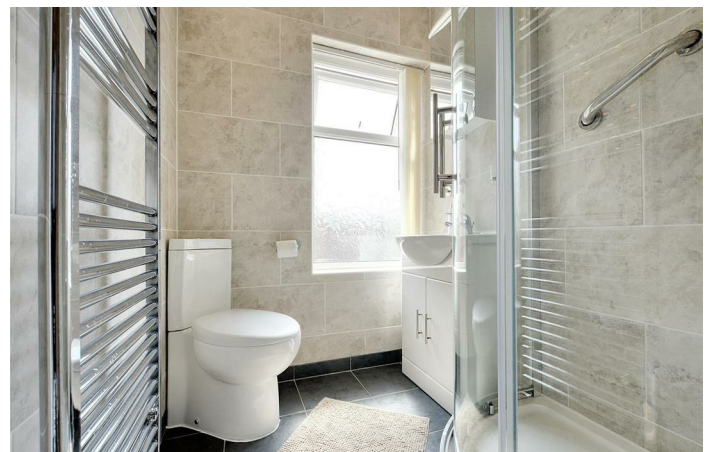


A THREE BEDROOM EDWARDIAN SEMI DETACHED HOME OFFERING TWO RECEPTION ROOMS IN A POPULAR LOCATION.

Robert Ellis are delighted to bring to the market this tastefully decorated Edwardian semi detached home. Boasting panelled walls and original features, this home really needs to be viewed to be appreciated. There is beautiful a hallway providing access to two reception rooms with stunning high ceilings and offering space throughout with the huge bonus of three double bedrooms, a bathroom and separate shower to the first floor.

The property benefits from gas central heating and double glazing and the accommodation includes a reception hall, lounge, separate dining/sitting room and a well fitted kitchen which has extensive ranges of wall and base units. To the first floor the landing leads to the three good sized bedrooms, a bathroom and a separate shower room. Outside there is a brick store and a w.c. and the private sun trapped rear garden which has been designed to keep maintenance to a minimum with a lovely, grey stoned patio and provides a lovely place to sit and enjoy outside living.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Co-op convenience store and a further convenience store on College Street, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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.



### Reception Hall

UPVC front door with an eye level double glazed inset panel and a double glazed panel above, stairs with feature spindle balustrade and panelling to the side leading to the first floor, understairs storage cupboard with shelving, light and housing the electric consumer unit and meter, tiled flooring, radiator, cornice to the wall and ceiling, opaque double glazed window to the side, coats hanging, recessed lighting to the ceiling and original pine doors with refurbished original locks and door plates leading to the rooms off the hall and to the understairs storage cupboard.

### Lounge

13' x 12'7 approx (3.96m x 3.84m approx)

Double glazed window to the front, feature fireplace with hearth, radiator and cornice to the wall and ceiling.

### Dining Room

13' x 12'6 approx (3.96m x 3.81m approx)

Double glazed window to the rear, feature brick recess within the chimney breast, laminate flooring that leads through into the kitchen, cornice to the wall and ceiling and radiator.

### Kitchen

13'7 x 8'4 approx (4.14m x 2.54m approx)

The kitchen has hand painted wall and base units with copper fittings and includes a 1½ bowl composite sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has space below for an automatic washing machine, cupboards, oven, drawers and wine rack, range of matching eye level wall cupboards to two walls with a hood over the cooking area, recently installed boiler housed in a matching wall mounted cupboard, tiling to the walls by the work surface areas, double glazed window to the side, recessed lighting to the ceiling, space for an upright fridge/freezer with a cupboard over and a shelved upright pantry cupboard to the right hand side, feature vertical radiator, laminate flooring and a door with double glazed inset panel leading out to the side of the property.

### First Floor Landing

The feature balustrade is continued from the stairs onto the landing, recessed lighting, cornice to the wall and ceiling and original pine doors with refurbished locks and door plates leading to the bedrooms and bathroom off the landing with a sliding pine door leading to the shower room and there is a hatch to the loft.

### Bedroom 1

13' x 12'8 to 10'8 approx (3.96m x 3.86m to 3.25m approx)

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

### Bedroom 2

12'7 x 10'2 approx (3.84m x 3.10m approx)

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

### Bedroom 3

8'7 x 8'3 approx (2.62m x 2.51m approx)

Double glazed window to the rear, cornice to the wall and ceiling, radiator and laminate flooring.

### Bathroom

The bathroom has a white suite including a panelled bath with corner mixer taps and an overhead mains flow shower with a rainwater shower head and hand held shower with a protective screen, hand basin with mixer tap and double cupboard under and a low flush w.c., two walls are fully tiled and the other walls are half tiled with a contrasting slate look tile, chrome ladder heated towel radiator, opaque double glazed window, recessed spotlights to the ceiling and an extractor fan.

### Shower Room

The separate shower room is fully tiled and has a corner shower with a Mira Sport shower and double opening curved doors with protective screens, hand basin with mixer tap and double cupboard below and a corner space saving w.c., opaque double glazed window, chrome heated ladder towel radiator, tiled flooring, recessed lighting to the ceiling and an extractor fan.

### Brick Store

8'8 x 5'3 approx (2.64m x 1.60m approx)

To the rear of the property there is a brick store which has lighting and power points.

### Outside w.c.

Having a low flush w.c., light and outside cold water tap.

### Outside

At the front of the property there is a wall and a hedge to the boundary and a gate leads to a path which takes you to the main entrance door at the side of the house and through a gate to the rear garden. There are slabs extending across the front of the property and there is an outside light by the front door.

At the rear of the house there is a slabbed area running along the side and rear with a step leading to a further slabbed patio area, all of which provides several places for people to sit and enjoy outside living. There are raised beds to two sides of the main patio and the rear garden is kept private by having a brick wall and fencing to the left hand side and quality fencing to the rear and right hand boundaries. An outside light is provided.

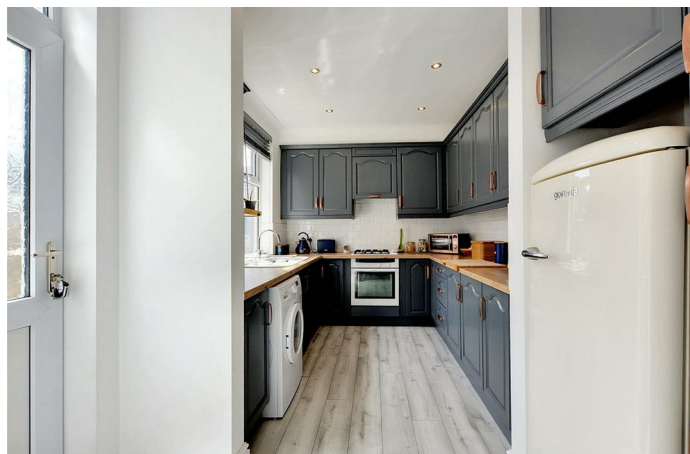
### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road and the property can be found on the left hand side.

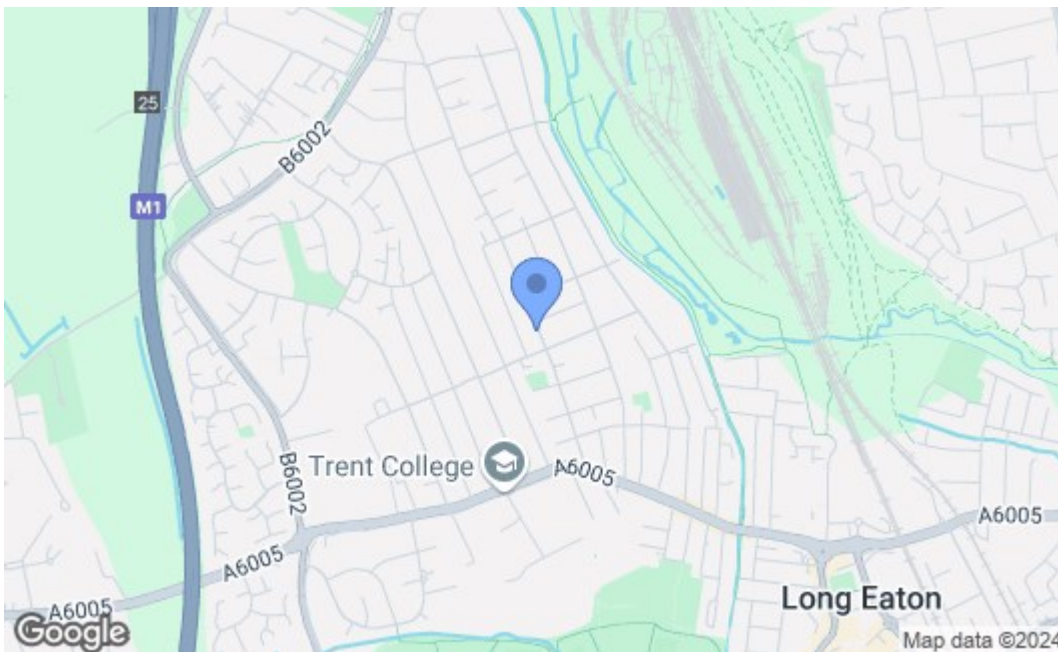
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### Council Tax

Erewash Borough Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	

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.