



Derby Road,  
Long Eaton, Nottingham  
NG10 4LQ

**£210,000 Leasehold**



Robert Ellis are delighted to bring to the market this unique traditional TWO DOUBLE BEDROOM quad property which offers deceptively spacious accommodation arranged over four floors. This characterful home benefits from a front garden and retains a wealth of original features throughout.

The accommodation includes a bay fronted kitchen, a separate utility room and generous living space arranged across multiple levels, including a three chamber cellar which provides excellent additional storage or further potential. To the upper floors are two impressive double bedrooms, both measuring approximately 18ft, with the added benefit of a Jack and Jill en suite serving the bedrooms.

Offering space, character and versatility rarely found in similar properties, an internal viewing is highly recommended to fully appreciate the size and unique layout of this delightful home.

The property is literally only a few minutes' walk away from Long Eaton town centre, where there is an Asda,, Tesco, Lidl, and Aldi store, as well as many other retail outlets, there are healthcare and sports facilities including the West Park leisure centre and adjoining playing fields and the excellent transport links include: Junction 25 of the M11, East Midlands Airport, stations at Long Eaton, East Midlands Parkway, the A52, and other main roads provide good access to Nottingham, Derby, and other Eat Midlands towns and cities.



## Entrance Hall

Door to the front, original wooden flooring, stairs to the first floor and doors to:

## Kitchen

12'6" x 16'3" approx (3.81m x 4.95m approx)

Double glazed sash windows to the front, bay window to the front, wooden flooring, open fire (not tested) with original surround, coving, wall and base units with work surfaces over two SMEG ovens, five ring induction hob with extractor over, Belfast sink, integrated fridge freezer, integrated dishwasher and radiator.

## Utility Room

Double glazed window to the side, wall mounted boiler, stainless steel sink and drainer, serving hatch to the kitchen, matching wall and base units, radiator and access to the cellar.

## Cellar

A large multi chamber full height cellar with light and power. May be suitable for conversion, subject to obtaining the necessary permissions.

## Chamber 1

16'7" x 13'2" approx (5.05m x 4.01m approx)

## Chamber 2

8'10" x 3'11" approx (2.69m x 1.19m approx)

## Chamber 3

18' x 6' approx (5.49m x 1.83m approx)

## First Floor Landing

Sash window to the side, radiator and doors to:

## Bedroom 1

13'6" x 13'3" approx (4.11m x 4.04m approx)

Double glazed sash window to the front, coving, fitted wardrobes and dressing table.

## En-Suite

Accessed from the landing and bedroom, panelled bath, low flush w.c., pedestal wash hand basin and sash window to the front.

## Second Floor

With door to:

## Bedroom 2

18' x 12'2" approx (5.49m x 3.71m approx)

Window to the front, feature cast iron fireplace and radiator.

## Lounge

18' x 13'6" approx (5.49m x 4.11m approx)

Radiator, door to loft, cast iron fireplace, window to the side.

## Loft Room

Versatile space with boarding and light.

## Outside

The property has a lawned front garden with gated pathway to the front entrance door.

## Directions

Proceed out of Long Eaton along Derby Road and the property can be found on the left hand side prior to the turning for Dove Lane.

9154CO

## Agents Notes

The property is leasehold with a 125 year lease which commenced 3.6.15

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

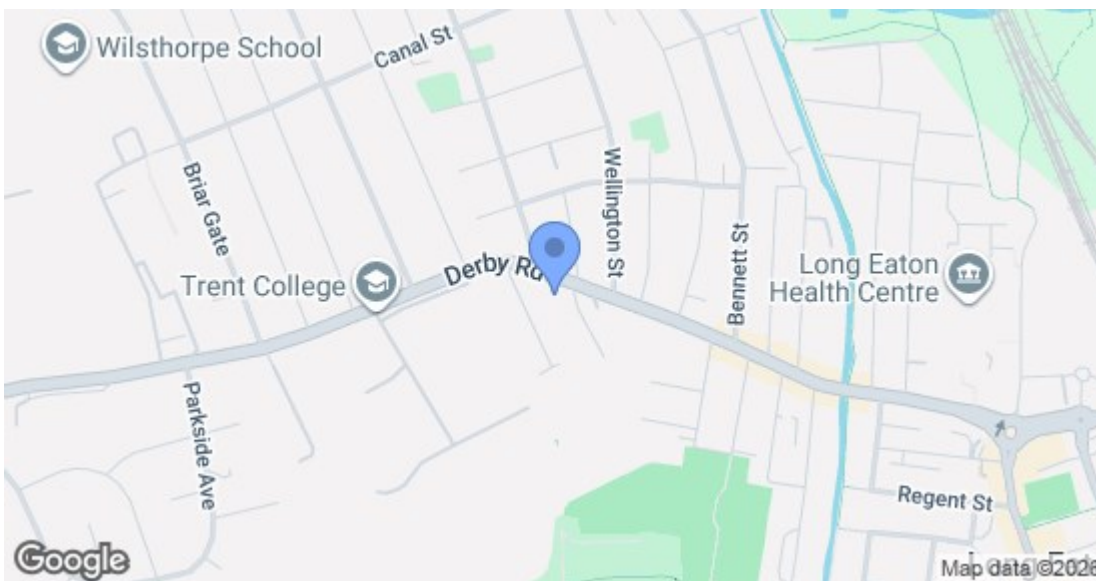
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales 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	
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.