Robert Ellis

look no further...

Recreation Street,
Long Eaton, Nottingham
NG10 2DW

£169,995 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A TWO DOUBLE BEDROOM MID PROPERTY SITUATED ON A QUIET ROAD CLOSE TO THE CENTRE OF LONG EATON.

This two bedroom property will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a home which is conveniently located for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the large rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

Standing back from the road, the property is constructed of brick under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The front door leads into the reception hall, from which there are stairs to the first floor and a door leading into the lounge/sitting room which has a feature fireplace and a bay window to the front and from the lounge there is a door leading into the dining kitchen which is fitted with wall and base units and has integrated cooking appliances with a built-in cupboard below the stairs and a further built-in storage cupboard which houses the boiler and from the kitchen there is a half double glazed door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and bathroom which is fully tiled and has a white suite with a mains flow shower over the bath. Outside there is a slabbed area in front of the house and the rear garden has a path leading to the bottom of the garden, there are lawns and fencing to the boundaries and there is a shed and brick store which adjoins the property.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for younger children within walking distance of the property with schools for older children being only a short drive away, there are healthcare and sports facilities and the excellent transport links include junctions 24 and 25 of the M1, 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.

UPVC front door with inset opaque glazed panel leading to:

Reception Hall
Stairs with hand rail leading to the first floor, oak door leading to the lounge and cloaks hanging.

Lounge/Sitting Room
12'5 plus bay x 13'9 approx (3.78m plus bay x 4.19m approx)
Double glazed bay window with fitted blinds to the front, coal effect gas fire set in the chimney breast (not tested), radiator, laminate flooring and an oak panelled door leading to:

Dining Kitchen
17'2 max x 9'8 approx (5.23m max x 2.95m approx)
The kitchen is fitted with wood grain effect units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has drawers, oven, cupboards and space for an automatic washing machine below, work surface with space for a fridge and freezer beneath, matching eye level wall cupboards and a hood to the cooking area, tiling to the walls by the work surface areas, recessed lighting to the ceiling, two radiators, tiled flooring, double glazed window to the rear and UPVC door with an inset glazed panel leading out to the rear garden.

Understairs Storage Cupboard
The electricity meter and electric consumer unit are housed in the understairs storage cupboard.

Storage Cupboard
This second storage cupboard off the kitchen houses the gas boiler.

First Floor Landing
Hatch to loft and wood panelled doors leading to:

Bedroom 1
13'9 x 12'5 approx (4.19m x 3.78m approx)
Double glazed window with fitted blind to the front, built-in wardrobe/storage cupboard and a radiator.

Bedroom 2
9'10 x 9'9 approx (3.00m x 2.97m approx)
Double glazed window to the rear, picture rail to the walls and a radiator.

Bathroom
The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails, a mains flow shower over, tiling to the walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and low flush w.c., opaque double glazed window, extractor fan and a feature chrome towel radiator.

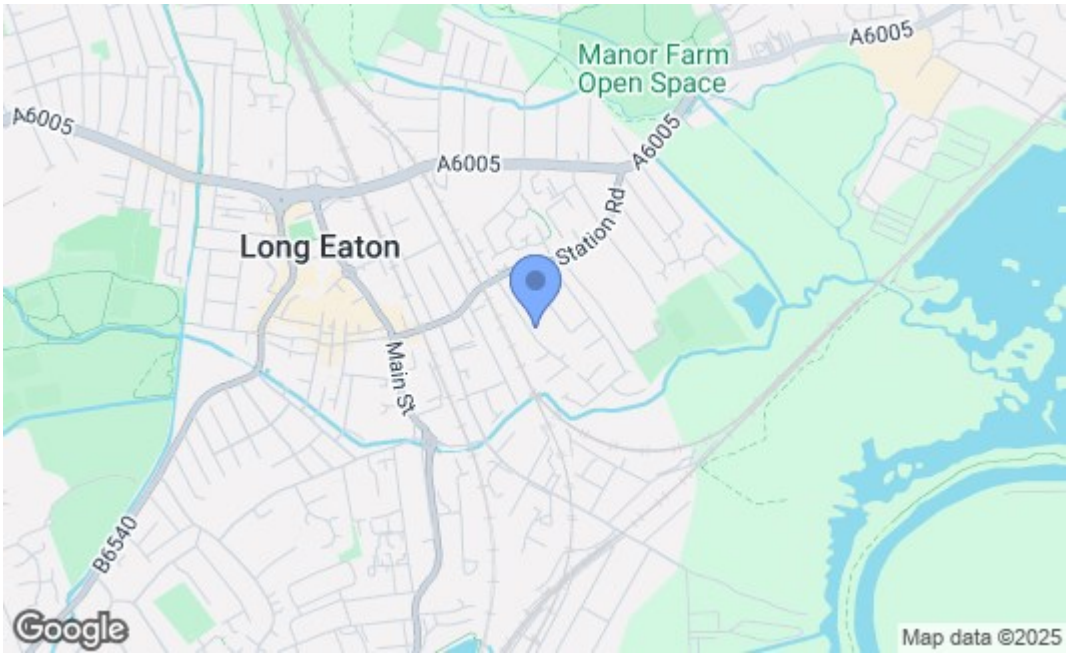
Outside
At the front of the property there is a slabbed area with a wall to the front boundary and fencing to the sides.

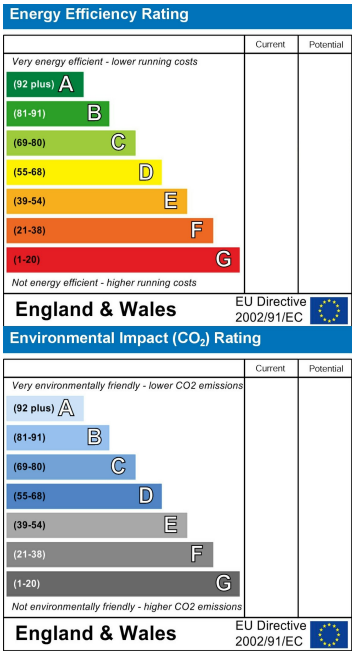
The rear garden is an important feature of the property with a patio to the immediate rear of the house with a path leading to the bottom of the garden, there are lawns and fencing to the boundaries. There is a shed, a brick storehouse next to the property, an outside tap and a light is provided.

Directions
The property is best approached by leaving Long Eaton along Waverley Street and at the traffic lights turn left into Station Street which then becomes Station Road and Recreation Street can then be found as a turning on the right hand side.
8753AMMP

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818