Robert Ellis

look no further...

Lawrence Street,
Long Eaton, Nottingham
NG10 1JY

£194,950 Freehold

0115 946 1818

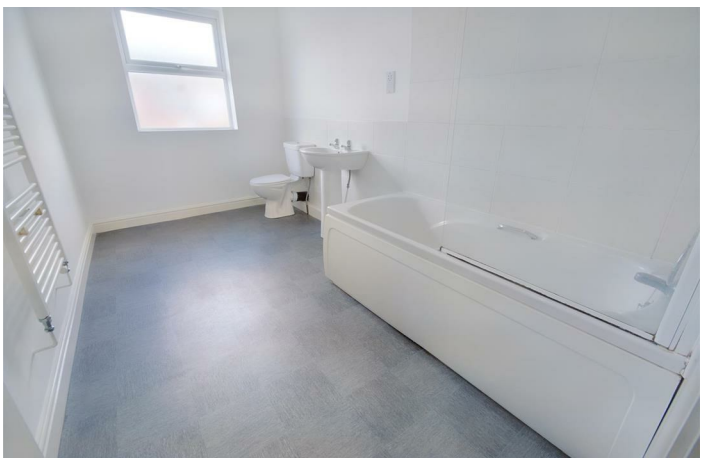
/robertellisestateagent @robertellisea

THIS IS AN IMMACULATELY UPGRADED TRADITIONAL TWO BEDROOM SEMI DETACHED HOUSE POSITIONED CLOSE TO THE CENTRE OF LONG EATON.

This is a fully refurbished and upgraded traditional property which is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. The current owners have totally refurbished the property and it has a new roof, new windows and external doors, been re-plastered with dry lined walls internally, new internal joinery, been re-wired throughout and had a new central heating system installed with a new kitchen and bathroom, so there is no work whatsoever for a new owner to have to carry out and they could just move into this lovely home which has floor coverings and blinds throughout. For the quality of workmanship which was carried out to the house and the size of the accommodation 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. The property will suit a whole range of buyers, from people buying their first home through to people who might be downsizing and want to live close to all the local amenities and facilities provided by the area, with the town centre literally being only a two minute walk away from the house.

The property stands back from the road behind a low level walled area and is entered through a stylish composite front door which takes you into a lounge/sitting room, there is an inner hall with an understairs cloaks/storage cupboard and to the rear there is a dining/sitting room which leads through into the kitchen which is well fitted with ranges of wall and base units and integrated cooking appliances. To the first floor the landing has a hatch with a ladder leading to a part boarded loft and this provides an excellent storage facility and there are two double bedrooms, the main bedroom at the front having two double wardrobes which will remain at the property when it is sold. The bathroom is also a good size and has a white suite complete with a shower over the bath. Outside there is a utility room/store behind the property and a gate at the side leads into the private rear garden which has patio and seating areas and is therefore easy to maintain and provides several places to sit and enjoy outside living during the warmer months and is kept private by having fencing to the side boundaries with a wall to the rear.

The property is within easy walking of Asda, Tesco and Aldi stores along with numerous other retail outlets found in the town centre, the well regarded Clifford Gym is only a two minute walk around the corner, if required there are excellent schools for all ages within walking distance of the house, there is a doctors surgery and the West Park Leisure Centre and adjoining playing fields is only a short walk away and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provides good access to Nottingham, Derby and other East Midlands towns and cities.



Porch
An open porch leads through a stylish panelled composite front door into:

Lounge/Sitting Room
12' plus bay x 11'9 approx (3.66m plus bay x 3.58m approx)
Double glazed box bay window to the front and a fitted vertical blinds with curtain pole above, radiator, TV point, data points, telephone point, 6 power points, carpeted flooring and alarm control panel on the wall.

Inner Hall
The inner hall leads to an understairs storage cupboard has cloaks hanging and houses the electricity meter and electric consumer unit and from the hall there is a door leading to:

Dining/Sitting Room
11'10 x 11'9 approx (3.61m x 3.58m approx)
Double glazed window to the rear with fitted vertical blinds, stairs leading to the first floor, radiator, TV point, telephone point, 7 power points and carpeted flooring.

Kitchen
The kitchen is fitted with wood grain effect finished units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap set in a work surface with cupboards, drawers and space for an automatic washing machine and dishwasher below four ring gas hob set in a second work surface with an oven and two double cupboards below, two double matching eye level wall cupboards, the boiler is housed in a matching fitted wall cupboard, tiling to the walls by the work surface areas, space for an upright fridge/freezer, hood over the cooking area, double glazed window with a fitted blind to the side, half opaque double glazed door leading out to the rear garden, recessed lighting to the ceiling and the central heating programmer is mounted on the wall.

First Floor Landing
Hatch to the loft which has a ladder and leads to a part boarded loft which has a light and power point.

Bedroom 1
12' x 11'9 approx (3.66m x 3.58m approx)
The main bedroom has two double glazed windows to the front with fitted vertical blinds with curtain poles above, two double wardrobes, TV point, telephone point and 6 power points.

Bedroom 2
11'9 x 8'8 approx (3.58m x 2.64m approx)
Double glazed window to the rear with a fitted vertical blind, radiator, built-in cupboard/wardrobe with hanging rail and a light.

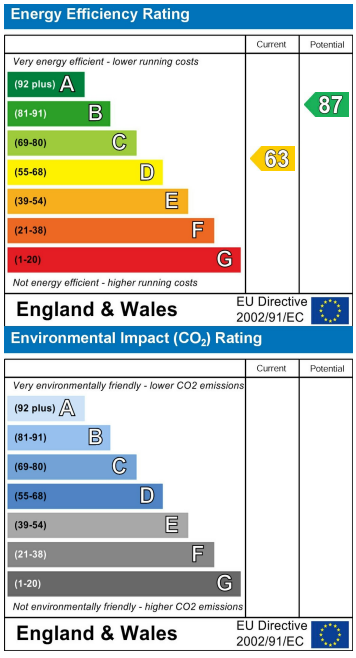
Bathroom
The large bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap/shower with a protective glazed screen and tiling to two walls, low flush w.c., pedestal wash hand basin, tiling to the walls by the sink and w.c., electric shaver point, recessed lighting to the ceiling, an extractor fan and a ladder towel radiator.

Outside
There is a wooden gate at the side of the property leading to the rear with the rear garden having slabbed areas and a low level wall with a path leading to a further slabbed/patio area with a barked planted bed to the right hand side and further bed to the left and the gardens are kept private by having good quality fencing to both side boundaries and there is a wall to the rear boundary. An outside water supply and an external light is provided.

Utility Room
The outside room at the rear of the property has a power point and lighting and a vent for a tumble dryer and space for other appliances, or could be used as a workshop or store room.

Directions
Proceed out of Long Eaton along Tamworth Road taking the turning on the right hand side into Regent Street and then left onto Lawrence Street and the property can be identified by our for sale board.
7208AMMP

Council Tax
Erewash Borough Council Band A



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